

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/12 KATE STREET ST ALBANS VIC 3021

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

St Albans

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1/143 TAYLORS ROAD ST ALBANS VIC 3021	\$627,000	08-Jul-26
1/51 IVANHOE AVENUE ST ALBANS VIC 3021	\$640,000	02-May-26
2/31 GARFIELD STREET ST ALBANS VIC 3021	\$607,000	19-Mar-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 07 August 2026



1/143 TAYLORS ROAD ST ALBANS VIC 3021

Sold Price

^{RS} **\$627,000** Sold Date **08-Jul-26**

 3  2  1

Distance **1.46km**



1/51 IVANHOE AVENUE ST ALBANS VIC 3021

Sold Price

\$640,000 Sold Date **02-May-26**

 3  2  2

Distance **1.7km**



2/31 GARFIELD STREET ST ALBANS VIC 3021

Sold Price

\$607,000 Sold Date **19-Mar-26**

 3  2  1

Distance **1.33km**

RS = Recent sale **UN** = Undisclosed Sale

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