

## 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

2/71 HENRY STREET ST ALBANS VIC 3021

### Indicative selling price

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

Single Price

or range  
between

\$490,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$558,000

Property type

Unit

Suburb

St Albans

Period-from

01 Sep 2025

to

31 Aug 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 3/95 POWER STREET ST ALBANS VIC 3021    | \$525,000 | 19-May-26 |
| 4/150 POWER STREET ST ALBANS VIC 3021   | \$505,000 | 23-Apr-26 |
| 1/23 MARGRAVE STREET ST ALBANS VIC 3021 | \$515,000 | 22-Apr-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: 11 September 2026

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**3/95 POWER STREET ST ALBANS  
VIC 3021**

Sold Price

**\$525,000**

Sold Date

**19-May-26**

 3

 1

 1

Distance

**0.48km**



**4/150 POWER STREET ST ALBANS  
VIC 3021**

Sold Price

**\$505,000**

Sold Date

**23-Apr-26**

 3

 1

 1

Distance

**0.75km**



**1/23 MARGRAVE STREET ST  
ALBANS VIC 3021**

Sold Price

**\$515,000**

Sold Date

**22-Apr-26**

 3

 1

 -

Distance

**0.89km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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