

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

2/19 BELFORT 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

\$500,000

&

\$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

2/3 NADUR COURT ST ALBANS VIC 3021	\$530,000	24-Jul-26
2/70 WILLIAM STREET ST ALBANS VIC 3021	\$525,000	05-Aug-26
1/8 WALMER AVENUE ST ALBANS VIC 3021	\$530,000	21-May-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: 23 September 2026

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**2/3 NADUR COURT ST ALBANS
VIC 3021**

 2  1  1

Sold Price

\$530,000

Sold Date

24-Jul-26

Distance

0.05km



**2/70 WILLIAM STREET ST ALBANS
VIC 3021**

 2  1  -

Sold Price

\$525,000

Sold Date

05-Aug-26

Distance

1.59km



**1/8 WALMER AVENUE ST ALBANS
VIC 3021**

 2  1  1

Sold Price

\$530,000

Sold Date

21-May-26

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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