

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

1/4 EMILY 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

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

2/37 THORNHILL DRIVE KEILOR DOWNS VIC 3038	\$620,500	27-May-26
3/7 JAMES STREET ST ALBANS VIC 3021	\$610,000	22-Apr-26
1/36 SCOTT AVENUE ST ALBANS VIC 3021	\$595,000	03-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.

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**2/37 THORNHILL DRIVE KEILOR
DOWNS VIC 3038**

 3  1  1

Sold Price

\$620,500

Sold Date **27-May-26**

Distance **1.94km**



**3/7 JAMES STREET ST ALBANS VIC
3021**

 3  1  1

Sold Price

\$610,000

Sold Date **22-Apr-26**

Distance **0.03km**



**1/36 SCOTT AVENUE ST ALBANS
VIC 3021**

 3  1  1

Sold Price

\$595,000

Sold Date **03-Mar-26**

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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