

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

4/257 MAIN ROAD WEST 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

\$530,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$544,500

Property type

Unit

Suburb

St Albans

Period-from

01 May 2025

to

30 Apr 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

1/257 MAIN ROAD WEST ST ALBANS VIC 3021	\$560,000	08-Dec-25
1/37 GARFIELD STREET ST ALBANS VIC 3021	\$551,000	08-Feb-25
3/22 GARFIELD STREET ST ALBANS VIC 3021	\$550,000	09-Sep-25

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: 22 May 2026



**1/257 MAIN ROAD WEST ST
 ALBANS VIC 3021**

 3  1  1

Sold Price **\$560,000** Sold Date **08-Dec-25**

Distance **0km**



**1/37 GARFIELD STREET ST
 ALBANS VIC 3021**

 3  1  2

Sold Price **\$551,000** Sold Date **08-Feb-25**

Distance **0.19km**



**3/22 GARFIELD STREET ST
 ALBANS VIC 3021**

 2  1  2

Sold Price **\$550,000** Sold Date **09-Sep-25**

Distance **0.2km**

RS = Recent sale UN = Undisclosed Sale

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