

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

1/60 HELEN 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,000

Property type

House

Suburb

St Albans

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

3/14-16 CONRAD STREET ST ALBANS VIC 3021	\$513,000	16-Jan-25
1/11 BEAVER STREET ST ALBANS VIC 3021	\$610,000	12-May-25
1/44 HELEN STREET ST ALBANS VIC 3021	\$550,000	06-May-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: 28 May 2025

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**3/14-16 CONRAD STREET ST
ALBANS VIC 3021**

 3  1  1

Sold Price **\$513,000** Sold Date **16-Jan-25**

Distance **0.77km**



**1/11 BEAVER STREET ST ALBANS
VIC 3021**

 3  1  1

Sold Price ^{RS} **\$610,000** Sold Date **12-May-25**

Distance **2.22km**



**1/44 HELEN STREET ST ALBANS
VIC 3021**

 3  1  1

Sold Price ^{RS} **\$550,000** Sold Date **06-May-25**

Distance **0.18km**

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

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