

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

7/19 ST ALBANS ROAD 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

\$270,000

&

\$290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

St Albans

Period-from

01 Jun 2024

to

31 May 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

2/19 ST ALBANS ROAD ST ALBANS VIC 3021	\$284,000	25-Apr-25
28/12 PERCY STREET ST ALBANS VIC 3021	\$285,000	23-Jan-25
11/12 PERCY STREET ST ALBANS VIC 3021	\$295,000	02-Jan-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: 25 June 2025