

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

1/104 WILLIAM 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

\$620,000

&

\$660,000

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

1/40 HENRY STREET ST ALBANS VIC 3021	\$670,000	20-Feb-26
1/20 RUTH STREET ST ALBANS VIC 3021	\$650,000	20-Feb-26
27A WALTER STREET ST ALBANS VIC 3021	\$615,000	04-Feb-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: 18 May 2026

Phi Nguyen
P 8326 8888
M 0422778398
E pnguyen@barryplant.com.au



**1/40 HENRY STREET ST ALBANS
VIC 3021**

Sold Price

\$670,000

Sold Date **20-Feb-26**

 3  1  1

Distance **0.96km**



**1/20 RUTH STREET ST ALBANS VIC
3021**

Sold Price

\$650,000

Sold Date **20-Feb-26**

 3  1  1

Distance **2.15km**



**27A WALTER STREET ST ALBANS
VIC 3021**

Sold Price

^{RS} **\$615,000**

Sold Date **04-Feb-26**

 3  1  2

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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