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	1/122 GEORGE 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	$660,000	&	$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$550,000	Property type	Unit	Suburb	St Albans
Period-from	01 Jun 2025	to	31 May 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
3/106 GEORGE STREET ST ALBANS VIC 3021	$701,450	07-Nov-25
2/247 MAIN ROAD WEST ST ALBANS VIC 3021	$696,000	09-Jan-26
1/7 WASHINGTON STREET ST ALBANS VIC 3021	$695,000	20-Oct-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: 18 June 2026

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3/106 GEORGE STREET ST ALBANS VIC 3021

3 2 1

Sold Price **$701,450** Sold Date **07-Nov-25**

Distance **0.13km**

2/247 MAIN ROAD WEST ST ALBANS VIC 3021

3 2 1

Sold Price **$696,000** Sold Date **09-Jan-26**

Distance **1.7km**

1/7 WASHINGTON STREET ST ALBANS VIC 3021

3 2 1

Sold Price **$695,000** Sold Date **20-Oct-25**

Distance **1.96km**

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

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