

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

1/64 STATION AVENUE 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

St Albans

Period-from

01 Mar 2025

to

28 Feb 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

7 HARRIS STREET ST ALBANS VIC 3021	\$745,000	20-Dec-25
3/45 LIMA STREET ST ALBANS VIC 3021	\$710,000	03-Feb-26
1/85 GEORGE STREET ST ALBANS VIC 3021	\$755,000	08-Nov-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: 17 March 2026



7 HARRIS STREET ST ALBANS VIC 3021 Sold Price **\$745,000** Sold Date **20-Dec-25**
Distance **1.16km**

 4  3  1



3/45 LIMA STREET ST ALBANS VIC 3021 Sold Price **\$710,000** Sold Date **03-Feb-26**
Distance **1.85km**

 4  3  1



1/85 GEORGE STREET ST ALBANS VIC 3021 Sold Price **\$755,000** Sold Date **08-Nov-25**
Distance **1.46km**

 4  3  1

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

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