

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

2/142 BIGGS 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

\$670,000

&

\$710,000

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

1/40 HENRY STREET ST ALBANS VIC 3021	\$670,000	20-Feb-26
1B LEONARD AVENUE ST ALBANS VIC 3021	\$685,000	19-Feb-26
52 ANDREA STREET ST ALBANS VIC 3021	\$685,000	01-Dec-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: 11 March 2026

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

Sold Price

^{RS} **\$670,000** Sold Date **20-Feb-26**

 3  1  1

Distance **0.41km**



**1B LEONARD AVENUE ST ALBANS
VIC 3021**

Sold Price

^{RS} **\$685,000** Sold Date **19-Feb-26**

 3  2  2

Distance **1.01km**



**52 ANDREA STREET ST ALBANS
VIC 3021**

Sold Price

\$685,000 Sold Date **01-Dec-25**

 3  2  1

Distance **1.59km**

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

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