

STATEMENT OF INFORMATION

21 WALTER STREET, ST ALBANS, VIC 3021

PREPARED BY Q6 REAL ESTATE PTY THE TRUSTEE FOR Q6 REAL ESTATE TRUST

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 WALTER STREET, ST ALBANS, VIC

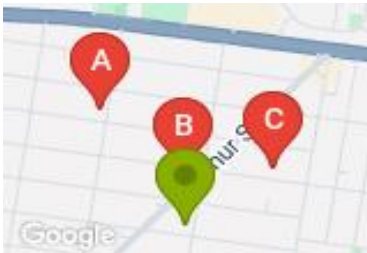
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Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$770,000 to \$810,000

MEDIAN SALE PRICE



ST ALBANS, VIC, 3021

Suburb Median Sale Price (House)

\$731,500

01 July 2025 to 30 June 2026

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



137 ALFRIEDA ST, ST ALBANS, VIC 3021

4 2 3

Sale Price

\$745,000

Sale Date: 28/10/2025

Distance from Property: 499m



89 FOX ST, ST ALBANS, VIC 3021

4 2 2

Sale Price

\$777,000

Sale Date: 14/02/2026

Distance from Property: 183m



28 FOX ST, ST ALBANS, VIC 3021

3 2 -

Sale Price

\$795,000

Sale Date: 29/12/2025

Distance from Property: 352m



This report has been compiled on 21/09/2026 by Q6 Real Estate Pty The Trustee for Q6 Real Estate Trust. Property Data Solutions Pty Ltd 2026 -

www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

21 WALTER STREET, ST ALBANS, VIC 3021

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$770,000 to \$810,000

Median sale price

Median price

\$731,500

Property type

House

Suburb

ST ALBANS

Period

01 July 2025 to 30 June 2026

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

137 ALFRIEDA ST, ST ALBANS, VIC 3021	\$745,000	28/10/2025
89 FOX ST, ST ALBANS, VIC 3021	\$777,000	14/02/2026
28 FOX ST, ST ALBANS, VIC 3021	\$795,000	29/12/2025

This Statement of Information was prepared on:

21/09/2026