

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

3/44 NORMAN 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$558,000

Property type

Unit

Suburb

St Albans

Period-from

01 Sep 2025

to

31 Aug 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

4/76 POWER STREET ST ALBANS VIC 3021	\$510,000	09-Jun-26
2/119 FOX STREET ST ALBANS VIC 3021	\$525,000	25-Apr-26
4/14 KATE STREET ST ALBANS VIC 3021	\$530,000	23-May-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.~~

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4/76 POWER STREET ST ALBANS VIC 3021

Sold Price

\$510,000

Sold Date

09-Jun-26

 2  1  1

Distance

0.89km



2/119 FOX STREET ST ALBANS VIC 3021

Sold Price

\$525,000

Sold Date

25-Apr-26

 2  1  1

Distance

1.08km



4/14 KATE STREET ST ALBANS VIC 3021

Sold Price

\$530,000

Sold Date

23-May-26

 2  2  1

Distance

1.8km

RS = Recent sale

UN = Undisclosed Sale

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