

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

4/8 DAMTE PLACE 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

St Albans

Period-from

01 Apr 2025

to

31 Mar 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

1/87 HELEN STREET ST ALBANS VIC 3021	\$490,000	22-Dec-25
4/52 JAMES STREET ST ALBANS VIC 3021	\$537,000	04-Feb-26
2/20 GRANT STREET ST ALBANS VIC 3021	\$560,000	11-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: 29 April 2026

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**1/87 HELEN STREET ST ALBANS
VIC 3021**

 2  1  1

Sold Price

^{RS} **\$490,000** Sold Date **22-Dec-25**

Distance **0.68km**



**4/52 JAMES STREET ST ALBANS
VIC 3021**

 2  2  1

Sold Price

\$537,000 Sold Date **04-Feb-26**

Distance **1.13km**



**2/20 GRANT STREET ST ALBANS
VIC 3021**

 2  1  1

Sold Price

\$560,000 Sold Date **11-Nov-25**

Distance **1.74km**

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

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