

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

1/143 TAYLORS ROAD 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

\$640,000

&

\$690,000

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

4/132 POWER STREET ST ALBANS VIC 3021	\$685,000	06-Mar-25
4/104 GEORGE STREET ST ALBANS VIC 3021	\$695,000	25-Jun-25
48B HENRY STREET ST ALBANS VIC 3021	\$640,000	04-Aug-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: 30 April 2026

**4/132 POWER STREET ST ALBANS VIC 3021** Sold Price **\$685,000** Sold Date **06-Mar-25**

3 2 2

Distance **0.17km****4/104 GEORGE STREET ST ALBANS VIC 3021** Sold Price **\$695,000** Sold Date **25-Jun-25**

3 2 2

Distance **0.33km****48B HENRY STREET ST ALBANS VIC 3021** Sold Price **\$640,000** Sold Date **04-Aug-25**

3 2 1

Distance **0.74km**

RS = Recent sale UN = Undisclosed Sale

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