

## 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

5/18 GERTRUDE STREET ST ALBANS VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$725,000

### 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

4/43 ELIZABETH STREET ST ALBANS VIC 3021	\$515,000	03-Oct-25
3/52 JAMES STREET ST ALBANS VIC 3021	\$500,800	17-Feb-26
1/36 SCOTT AVENUE ST ALBANS VIC 3021	\$595,000	03-Mar-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.~~

This Statement of Information was prepared on: 01 April 2026



**4/43 ELIZABETH STREET ST  
ALBANS VIC 3021**

 3  1  1

Sold Price **\$515,000** Sold Date **03-Oct-25**

Distance **0.51km**



**3/52 JAMES STREET ST ALBANS  
VIC 3021**

 2  2  1

Sold Price **\$500,800** Sold Date **17-Feb-26**

Distance **0.53km**



**1/36 SCOTT AVENUE ST ALBANS  
VIC 3021**

 3  1  1

Sold Price <sup>RS</sup> **\$595,000** Sold Date **03-Mar-26**

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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