

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$660,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

St Albans

Period-from

01 Aug 2025

to

31 Jul 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

2/34 CLEVELAND STREET ST ALBANS VIC 3021	\$680,000	07-May-26
1/122 GEORGE STREET ST ALBANS VIC 3021	\$670,000	01-Jul-26
1/144 WILLIAM STREET ST ALBANS VIC 3021	\$685,000	27-Jun-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: 18 August 2026

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**2/34 CLEVELAND STREET ST
ALBANS VIC 3021**

 4  3  2

Sold Price

\$680,000

Sold Date **07-May-26**

Distance

0.78km



**1/122 GEORGE STREET ST ALBANS
VIC 3021**

 3  2  1

Sold Price

\$670,000

Sold Date **01-Jul-26**

Distance

1.06km



**1/144 WILLIAM STREET ST ALBANS
VIC 3021**

 4  3  1

Sold Price

^{RS} **\$685,000**

Sold Date **27-Jun-26**

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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