

## 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

2/43 BIGGS 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

\$480,000

&

\$520,000

### 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

2/12 ERRINGTON ROAD ST ALBANS VIC 3021	\$491,000	05-Feb-26
2/34 NORMAN STREET ST ALBANS VIC 3021	\$480,000	25-Nov-25
1/36 WALTER STREET ST ALBANS VIC 3021	\$488,000	28-Jan-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: 09 April 2026

**2/12 ERRINGTON ROAD ST  
ALBANS VIC 3021**

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Sold Price **\$491,000** Sold Date **05-Feb-26**Distance **1.89km****2/34 NORMAN STREET ST ALBANS  
VIC 3021**

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Sold Price **\$480,000** Sold Date **25-Nov-25**Distance **1.48km****1/36 WALTER STREET ST ALBANS  
VIC 3021**

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Sold Price **\$488,000** Sold Date **28-Jan-26**Distance **0.81km****RS** = Recent sale      **UN** = Undisclosed Sale

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