

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

1/144 WILLIAM 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

\$700,000

&

\$750,000

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

| | | |
|---------------------------------------|-----------|-----------|
| 3/41 GEORGE STREET ST ALBANS VIC 3021 | \$745,000 | 30-Oct-25 |
| 1/85 GEORGE STREET ST ALBANS VIC 3021 | \$755,000 | 08-Nov-25 |
| 7 HARRIS STREET ST ALBANS VIC 3021 | \$745,000 | 20-Dec-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: 16 April 2026



3/41 GEORGE STREET ST ALBANS VIC 3021

 4  3  2

Sold Price

\$745,000

Sold Date

30-Oct-25

Distance

0.57km



1/85 GEORGE STREET ST ALBANS VIC 3021

 4  3  1

Sold Price

\$755,000

Sold Date

08-Nov-25

Distance

1.22km



7 HARRIS STREET ST ALBANS VIC 3021

 4  3  1

Sold Price

\$745,000

Sold Date

20-Dec-25

Distance

1.7km

RS = Recent sale

UN = Undisclosed Sale

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