

## 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

3/95 POWER 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

\$490,000

&

\$535,000

### 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
1/225 MAIN ROAD WEST ST ALBANS VIC 3021	\$538,000	16-Oct-25
1/22 THOMAS STREET ST ALBANS VIC 3021	\$485,000	20-Feb-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 **1.67km**



**1/225 MAIN ROAD WEST ST  
ALBANS VIC 3021**

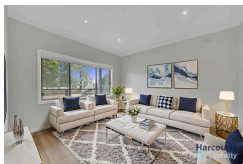
 3  
  1  
  1

Sold Price

**\$538,000**

Sold Date **16-Oct-25**

Distance **1.9km**



**1/22 THOMAS STREET ST ALBANS  
VIC 3021**

 3  
  1  
  1

Sold Price

<sup>RS</sup> **\$485,000**

Sold Date **20-Feb-26**

Distance **1.24km**

RS = Recent sale

UN = Undisclosed Sale

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