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<br>Including suburb and postcode | 3/21 JOHN 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 | $489,999 | & | $539,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $666,500 | Property type | Other | Suburb | St Albans |
| Period-from | 01 Nov 2024 | to | 31 Oct 2025 | 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 |
|---|---|---|
| 3/24 JAMIESON STREET ST ALBANS VIC 3021 | $549,000 | 17-Jun-25 |
| 2/4 ANDREW ROAD ST ALBANS VIC 3021 | $600,000 | 21-Oct-25 |
| 2/5 BUTLER STREET ST ALBANS VIC 3021 | $620,000 | 13-Jun-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: 05 November 2025

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**3/24 JAMIESON STREET ST ALBANS VIC 3021**

3 1 1

Sold Price **$549,000** Sold Date **17-Jun-25**

Distance **0.19km**

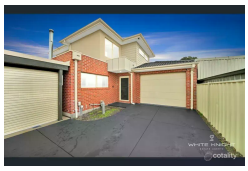


**2/4 ANDREW ROAD ST ALBANS VIC 3021**

3 2 1

Sold Price RS **$600,000** Sold Date **21-Oct-25**

Distance **0.4km**



**2/5 BUTLER STREET ST ALBANS VIC 3021**

3 3 1

Sold Price **$620,000** Sold Date **13-Jun-25**

Distance **0.05km**

**RS** = Recent sale **UN** = Undisclosed Sale

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