Danny Trkulja
P 0393679888
M 0422576473
E danny@stalbans.rh.com.au

Statement of Information

Prepared on 26th May 2025



1/116 George Street, ST ALBANS VIC

Raine & Horne St Albans

352 Main Rd West
ST ALBANS VIC 3021

w: 03 9367 9888

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	1/116 GEORGE 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	$450,000	&	$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$515,000	Property type	Unit	Suburb	St Albans
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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
5/102-104 FOX STREET ST ALBANS VIC 3021	$461,500	30-Apr-25
22/7 REGAN STREET ST ALBANS VIC 3021	$440,000	08-Jan-25
3/99 CONRAD STREET ST ALBANS VIC 3021	$442,000	28-Jan-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.~~

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5/102-104 FOX STREET ST ALBANS VIC 3021
2 1 1
Sold Price RS $461,500 Sold Date 30-Apr-25
Distance 0.13km



22/7 REGAN STREET ST ALBANS VIC 3021
2 1 1
Sold Price $440,000 Sold Date 08-Jan-25
Distance 0.35km



3/99 CONRAD STREET ST ALBANS VIC 3021
2 1 1
Sold Price $442,000 Sold Date 28-Jan-25
Distance 0.44km



2/33 ADELAIDE STREET ST ALBANS VIC 3021
2 1 1
Sold Price RS $435,000 Sold Date 24-Mar-25
Distance 1.29km



1/120 BIGGS STREET ST ALBANS VIC 3021
2 1 1
Sold Price $460,000 Sold Date 26-Nov-24
Distance 1.4km



3/10 ALBERT CRESCENT ST ALBANS VIC 3021
2 1 1
Sold Price $467,000 Sold Date 07-Mar-25
Distance 1.43km

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

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3/64 LEONARD AVENUE ST ALBANS VIC 3021

2 1 1

Sold Price **$470,000** Sold Date **11-Dec-24**

Distance **1.95km**



2/5-9 GRANT STREET ST ALBANS VIC 3021

2 1 1

Sold Price Sold Date **19-Feb-25**

Distance **1.99km**

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

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