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	3/9 WAVENEY 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	$410,000	&	$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$525,000	Property type	Unit	Suburb	St Albans
Period-from	01 Oct 2024	to	30 Sep 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
2/33 HENRY STREET ST ALBANS VIC 3021	$445,000	10-Aug-25
6/20-22 ADELAIDE STREET ST ALBANS VIC 3021	$425,000	09-Jun-25
3/125 FOX STREET ST ALBANS VIC 3021	$410,000	09-May-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: 20 October 2025



20.10.25

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2/33 HENRY STREET ST ALBANS VIC 3021

2 1 1

Sold Price **$445,000** Sold Date **10-Aug-25**

Distance **1.28km**



6/20-22 ADELAIDE STREET ST ALBANS VIC 3021

2 1 3

Sold Price **$425,000** Sold Date **09-Jun-25**

Distance **1.69km**



3/125 FOX STREET ST ALBANS VIC 3021

2 1 1

Sold Price **$410,000** Sold Date **09-May-25**

Distance **1.68km**

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

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