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	2/43 GRACE 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	$460,000	&	$506,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$532,500	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
2/8 MICHAEL AVENUE ST ALBANS VIC 3021	$455,000	10-Apr-25
2/77 POWER STREET ST ALBANS VIC 3021	$515,000	24-May-25
1/112 WILLIAM STREET ST ALBANS VIC 3021	$460,000	27-Aug-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: 06 October 2025

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2/8 MICHAEL AVENUE ST ALBANS VIC 3021

2 1 1

Sold Price **$455,000** Sold Date **10-Apr-25**

Distance **0.15km**



2/77 POWER STREET ST ALBANS VIC 3021

2 1 1

Sold Price **$515,000** Sold Date **24-May-25**

Distance **0.71km**



1/112 WILLIAM STREET ST ALBANS VIC 3021

2 - 1

Sold Price **$460,000** Sold Date **27-Aug-25**

Distance **0.71km**



3/72 HELEN STREET ST ALBANS VIC 3021

2 1 1

Sold Price **$507,999** Sold Date **07-Jul-25**

Distance **0.97km**

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

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