

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

6 ELIZABETH 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

\$1,040,000

&

\$1,120,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

St Albans

Period-from

01 Feb 2025

to

31 Jan 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

116 ALFRIEDA STREET ST ALBANS VIC 3021	\$1,100,000	13-Nov-24
9 WEST ESPLANADE ST ALBANS VIC 3021	\$1,050,000	29-Nov-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: 27 February 2026



**116 ALFRIEDA STREET ST ALBANS
VIC 3021**

Sold Price

\$1,100,000

Sold Date

13-Nov-24



3



1



2

Distance

0.77km



**9 WEST ESPLANADE ST ALBANS
VIC 3021**

Sold Price

^{RS} **\$1,050,000**

Sold Date

29-Nov-25



3



1



2

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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