

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

4/10 EMILY 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

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

St Albans

Period-from

01 Jun 2025

to

31 May 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

2/34 NORMAN STREET ST ALBANS VIC 3021	\$480,000	25-Nov-25
3/109 POWER STREET ST ALBANS VIC 3021	\$450,000	17-Mar-26
3/31 AUSTIN STREET ST ALBANS VIC 3021	\$480,000	24-Apr-26

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: 12 June 2026

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2/34 NORMAN STREET ST ALBANS VIC 3021 Sold Price

\$480,000 Sold Date **25-Nov-25**

 2  1  1

Distance **2km**



3/109 POWER STREET ST ALBANS VIC 3021 Sold Price

\$450,000 Sold Date **17-Mar-26**

 2  1  1

Distance **1.22km**



3/31 AUSTIN STREET ST ALBANS VIC 3021 Sold Price

^{RS} **\$480,000** Sold Date **24-Apr-26**

 2  1  1

Distance **2.1km**

RS = Recent sale

UN = Undisclosed Sale

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