



RayWhite®

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West
Realty

Statement of Information

Singleresidentialproperty located in the Melbourne metropolitan area

Section47AoftheEstateAgents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/10 EMILY STREET ST ALBANS VIC 3021

Indicative selling price

Forthemeaningof thisprice 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

(*Deletehouseorunit 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 arethe threepropertyessoldwithintwokilometresof theproperty 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



2/34 NORMAN STREET ST ALBANS Sold Price \$480,000 Sold Date 25-Nov-25
VIC 3021
2  1  1  1 Distance 2km



3/109 POWER STREET ST ALBANS Sold Price \$450,000 Sold Date 17-Mar-26
VIC 3021
2  1  1  1 Distance 1.22km



3/31 AUSTIN STREET ST ALBANS Sold Price ^{RS}\$480,000 Sold Date 24-Apr-26
VIC 3021
2  1  1  1 Distance 2.1km

RS= Recent sale

UN= Undisclosed Sale

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