

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

3/44 KINGS ROAD 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

\$475,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

St Albans

Period-from

01 Mar 2025

to

28 Feb 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

| | | |
|---|--------|-----------|
| 5/26 ALBERT CRESCENT ST ALBANS VIC 3021 | 490000 | 16-Jan-26 |
| 1/22 THOMAS STREET ST ALBANS VIC 3021 | 485000 | 20-Feb-26 |
| 3/52 JAMES STREET ST ALBANS VIC 3021 | 500800 | 17-Feb-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: 24 March 2026



**5/26 ALBERT CRESCENT ST
ALBANS VIC 3021**

 3  2  1

Sold Price

490000

Sold Date

16-Jan-26

Distance

1.44km



**1/22 THOMAS STREET ST ALBANS
VIC 3021**

 3  1  1

Sold Price

^{RS} **485000**

Sold Date

20-Feb-26

Distance

0.9km



**3/52 JAMES STREET ST ALBANS
VIC 3021**

 2  2  1

Sold Price

500800

Sold Date

17-Feb-26

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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