

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 HOOK 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Land

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

24 HOOK STREET ST ALBANS VIC 3021	\$723,000	07-Mar-26
41 RUTH STREET ST ALBANS VIC 3021	\$700,000	23-Dec-25
30 WALMER AVENUE ST ALBANS VIC 3021	\$770,000	08-May-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: 19 June 2026


24 HOOK STREET ST ALBANS VIC 3021

Sold Price

\$723,000

Sold Date

07-Mar-26
 2
  1
  2

Distance

0.16km

41 RUTH STREET ST ALBANS VIC 3021

Sold Price

\$700,000

Sold Date

23-Dec-25
 3
  1
  1

Distance

0.67km

30 WALMER AVENUE ST ALBANS VIC 3021

Sold Price

^{RS} **\$770,000**

Sold Date

08-May-26
 5
  1
  5

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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