

## 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

45 KING EDWARD AVENUE ALBION VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Albion

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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

35 SYDNEY STREET ALBION VIC 3020	\$1,200,000	21-Mar-25
17 FRASER STREET SUNSHINE VIC 3020	\$1,075,000	11-Nov-24
38 DERRIMUT STREET ALBION VIC 3020	\$1,057,000	22-Feb-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: 16 April 2025



**35 SYDNEY STREET ALBION VIC 3020**

Sold Price

<sup>RS</sup>

**\$1,200,000**

Sold Date

**21-Mar-25**



4



2



2

Distance

**0.13km**



**17 FRASER STREET SUNSHINE VIC 3020**

Sold Price

**\$1,075,000**

Sold Date

**11-Nov-24**



3



2



3

Distance

**0.55km**



**38 DERRIMUT STREET ALBION VIC 3020**

Sold Price

<sup>RS</sup>

**\$1,057,000**

Sold Date

**22-Feb-25**



2



1



4

Distance

**0.44km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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