

## 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

4/12 FORREST STREET 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

\$240,000

&

\$260,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$307,500

Property type

Flats

Suburb

Albion

Period-from

01 Mar 2024

to

28 Feb 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

7/25 RIDLEY STREET ALBION VIC 3020	\$275,000	22-Sep-24
5/2 FORREST STREET ALBION VIC 3020	\$295,000	16-Aug-24
2/18 RIDLEY STREET ALBION VIC 3020	\$280,000	16-Aug-24

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: 18 March 2025

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**7/25 RIDLEY STREET ALBION VIC 3020**

Sold Price

**\$275,000**

Sold Date

**22-Sep-24**

 2

 1

 1

Distance

**0.16km**



**5/2 FORREST STREET ALBION VIC 3020**

Sold Price

**\$295,000**

Sold Date

**16-Aug-24**

 2

 1

 1

Distance

**0.09km**



**2/18 RIDLEY STREET ALBION VIC 3020**

Sold Price

**\$280,000**

Sold Date

**16-Aug-24**

 2

 1

 -

Distance

**0.15km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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