

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

1/29 RIDLEY STREET ALBION VIC 3020

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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Other

Suburb

Albion

Period-from

01 Oct 2024

to

30 Sep 2025

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

| | | |
|---------------------------------------|-----------|-----------|
| 80 KING EDWARD AVENUE ALBION VIC 3020 | \$790,000 | 13-Sep-25 |
| 56 KING EDWARD AVENUE ALBION VIC 3020 | \$725,000 | 09-Sep-25 |
| 12 ADELAIDE STREET ALBION VIC 3020 | \$836,500 | 14-Jun-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: 07 October 2025

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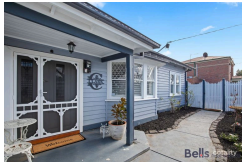


80 KING EDWARD AVENUE ALBION VIC 3020

3 1 1

Sold Price ^{RS} **\$790,000** Sold Date **13-Sep-25**

Distance **0.66km**



56 KING EDWARD AVENUE ALBION VIC 3020

4 1 2

Sold Price ^{RS} **\$725,000** Sold Date **09-Sep-25**

Distance **0.47km**



12 ADELAIDE STREET ALBION VIC 3020

3 1 2

Sold Price **\$836,500** Sold Date **14-Jun-25**

Distance **0.36km**

RS = Recent sale **UN** = Undisclosed Sale

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