

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

1/30 FORREST 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$290,000

Property type

Unit

Suburb

Albion

Period-from

01 Nov 2024

to

31 Oct 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

2/7 SYDNEY STREET ALBION VIC 3020	\$557,800	24-Sep-25
3/15 WATT STREET SUNSHINE VIC 3020	\$548,880	30-Sep-25
2/9 WATT STREET SUNSHINE VIC 3020	\$577,000	25-Aug-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: 05 November 2025



2/7 SYDNEY STREET ALBION VIC 3020

Sold Price

^{RS}

\$557,800

Sold Date

24-Sep-25

2

1

1

Distance

0.16km



3/15 WATT STREET SUNSHINE VIC 3020

Sold Price

^{RS}

\$548,880

Sold Date

30-Sep-25

2

1

1

Distance

0.61km



2/9 WATT STREET SUNSHINE VIC 3020

Sold Price

\$577,000

Sold Date

25-Aug-25

2

1

1

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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