

## 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

1/8 YORK 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

\$495,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$281,000

Property type

Unit

Suburb

Albion

Period-from

01 May 2024

to

30 Apr 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 3/1 FERGUSON STREET ALBION VIC 3020  | \$545,000 | 28-Mar-25 |
| 1/6 YORK STREET ALBION VIC 3020      | \$575,000 | -         |
| 3/44 DERRIMUT STREET ALBION VIC 3020 | \$535,000 | 02-Jan-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.~~

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**3/1 FERGUSON STREET ALBION  
VIC 3020**

2 1 1

Sold Price **\$545,000** Sold Date **28-Mar-25**

Distance **0.53km**



**1/6 YORK STREET ALBION VIC  
3020**

2 1 -

Sold Price **\$575,000** Sold Date **-**

Distance **0.02km**



**3/44 DERRIMUT STREET ALBION  
VIC 3020**

2 1 1

Sold Price **\$535,000** Sold Date **02-Jan-25**

Distance **0.32km**

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

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