

## Statement of Information

Prepared on 8th July 2025



10/10 Burnewang Street ALBION VIC

Raine & Horne St Albans

352 Main Rd West  
ST ALBANS VIC 3021

w: 03 9367 9888

## 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

10/10 BURNEWANG 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

\$250,000

&

\$270,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$281,000

Property type

Unit

Suburb

Albion

Period-from

01 Jul 2024

to

30 Jun 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

21/23 KING EDWARD AVENUE ALBION VIC 3020	\$240,000	06-May-25
12/12 CRANBOURNE AVENUE SUNSHINE NORTH VIC 3020	\$250,000	02-Jun-25
7/3 HARGREAVES CRESCENT BRAYBROOK VIC 3019	\$270,000	30-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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**21/23 KING EDWARD AVENUE  
ALBION VIC 3020**

1 1 1

Sold Price **\$240,000** Sold Date **06-May-25**

Distance **0.32km**



**12/12 CRANBOURNE AVENUE  
SUNSHINE NORTH VIC 3020**

1 1 1

Sold Price <sup>RS</sup> **\$250,000** Sold Date **02-Jun-25**

Distance **1.81km**



**7/3 HARGREAVES CRESCENT  
BRAYBROOK VIC 3019**

1 1 1

Sold Price **\$270,000** Sold Date **30-Jan-25**

Distance **3.78km**



**6/138 RUPERT STREET WEST  
FOOTSCRAY VIC 3012**

1 1 1

Sold Price **\$275,000** Sold Date **25-Mar-25**

Distance **4.36km**

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

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