

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

11 MERLOW 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

\$670,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Unit

Suburb

Albion

Period-from

01 Jul 2025

to

30 Jun 2026

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

39 MARCIA STREET SUNSHINE WEST VIC 3020	\$690,000	25-Apr-26
2/11 RAYMOND STREET SUNSHINE WEST VIC 3020	\$700,000	06-Jul-26
2/15 HERTFORD ROAD SUNSHINE VIC 3020	\$700,000	15-Jun-26

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: 13 July 2026



**39 MARCIA STREET SUNSHINE
WEST VIC 3020**

 3  2  1

Sold Price **\$690,000** Sold Date **25-Apr-26**

Distance **1.12km**



**2/11 RAYMOND STREET SUNSHINE
WEST VIC 3020**

 3  2  2

Sold Price ^{RS} **\$700,000** Sold Date **06-Jul-26**

Distance **1.2km**



**2/15 HERTFORD ROAD SUNSHINE
VIC 3020**

 3  2  1

Sold Price Sold Date **15-Jun-26**

Distance **1.93km**

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

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