

## 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

12/25 RIDLEY STREET ALBION VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$270,000

&

\$290,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$281,000

Property type

Unit

Suburb

Albion

Period-from

01 Jun 2024

to

31 May 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

19/5 KING EDWARD AVENUE ALBION VIC 3020	\$290,000	18-Jun-25
6/125 ANDERSON ROAD ALBION VIC 3020	\$275,000	22-Jan-25
7/123 ANDERSON ROAD ALBION VIC 3020	\$282,000	01-Apr-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: 25 June 2025

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**19/5 KING EDWARD AVENUE  
ALBION VIC 3020**

 2  1  1

Sold Price

<sup>RS</sup> **\$290,000**

Sold Date

**18-Jun-25**

Distance

**0.26km**



**6/125 ANDERSON ROAD ALBION  
VIC 3020**

 2  1  -

Sold Price

**\$275,000**

Sold Date

**22-Jan-25**

Distance

**0.28km**



**7/123 ANDERSON ROAD ALBION  
VIC 3020**

 2  1  -

Sold Price

**\$282,000**

Sold Date

**01-Apr-25**

Distance

**0.28km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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