

# 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

16/2-4 The Gables, Albion Vic 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$250,000 & \$275,000

### Median sale price

Median price \$292,000 Property Type Unit Suburb Albion

Period - From 01/10/2024 to 30/09/2025 Source REIV

### 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 six 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
1	11/7 Pengelly Ct SUNSHINE 3020	\$260,000	12/08/2025
2	10/10 Burnewang St ALBION 3020	\$265,000	04/08/2025
3	107/117 Durham Rd SUNSHINE 3020	\$262,500	26/06/2025

**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 six months.~~

This Statement of Information was prepared on:

24/12/2025 17:23



**Property Type:**  
Agent Comments

**Indicative Selling Price**

\$250,000 - \$275,000

**Median Unit Price**

Year ending September 2025: \$292,000

## Comparable Properties



**11/7 Pengelly Ct SUNSHINE 3020 (REI/VG)**

Agent Comments



**Price:** \$260,000  
**Method:** Private Sale  
**Date:** 12/08/2025  
**Property Type:** Apartment



**10/10 Burnewang St ALBION 3020 (REI/VG)**

Agent Comments



**Price:** \$265,000  
**Method:** Private Sale  
**Date:** 04/08/2025  
**Property Type:** House  
**Land Size:** 836 sqm approx



**107/117 Durham Rd SUNSHINE 3020 (REI)**

Agent Comments



**Price:** \$262,500  
**Method:** Private Sale  
**Date:** 26/06/2025  
**Property Type:** Apartment

Account - VICPROP | P: 03 8888 1011



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.