

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

2/52 KING EDWARD AVENUE 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

\$260,000

&

\$280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$283,500

Property type

Unit

Suburb

Albion

Period-from

01 Nov 2024

to

31 Oct 2025

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

8/52 KING EDWARD AVENUE ALBION VIC 3020	\$270,000	12-Aug-25
6/12 FORREST STREET ALBION VIC 3020	\$290,000	12-Sep-25
1/31 RIDLEY STREET ALBION VIC 3020	\$310,000	25-Aug-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: 18 November 2025



8/52 KING EDWARD AVENUE ALBION VIC 3020

2 1 1

Sold Price

\$270,000

Sold Date

12-Aug-25

Distance

0km



6/12 FORREST STREET ALBION VIC 3020

2 1 1

Sold Price

\$290,000

Sold Date

12-Sep-25

Distance

0.58km



1/31 RIDLEY STREET ALBION VIC 3020

2 1 1

Sold Price

\$310,000

Sold Date

25-Aug-25

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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