

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

3/40 ADELAIDE 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

\$475,000

&

\$520,000

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

3/8 YORK STREET ALBION VIC 3020	\$550,000	24-Apr-25
1/8 YORK STREET ALBION VIC 3020	\$600,000	21-May-25
3/44 DERRIMUT STREET ALBION VIC 3020	\$535,000	02-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.

This Statement of Information was prepared on: 30 June 2025

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3/8 YORK STREET ALBION VIC 3020

2 1 1

Sold Price **\$550,000** Sold Date **24-Apr-25**

Distance **0.48km**



1/8 YORK STREET ALBION VIC 3020

2 1 1

Sold Price ^{RS} **\$600,000** Sold Date **21-May-25**

Distance **0.48km**



3/44 DERRIMUT STREET ALBION VIC 3020

2 1 1

Sold Price **\$535,000** Sold Date **02-Jan-25**

Distance **0.3km**

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

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