

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

7 GUNNEDAH 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

\$660,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,500

Property type

House

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

64 SYDNEY STREET ALBION VIC 3020	677000	02-Apr-25
16 NORWOOD STREET ALBION VIC 3020	677500	04-Feb-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: 04 June 2025



**64 SYDNEY STREET ALBION VIC
3020**

Sold Price

677000 Sold Date **02-Apr-25**

3 1 2

Distance **0.18km**



**16 NORWOOD STREET ALBION VIC
3020**

Sold Price

677500 Sold Date **04-Feb-25**

3 1 1

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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