

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

76 FORREST 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

\$769,000

&

\$799,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Albion

Period-from

01 Aug 2024

to

31 Jul 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

56 SUSPENSION STREET ARDEER VIC 3022	\$785,000	17-Apr-25
15 BELL STREET SUNSHINE WEST VIC 3020	-	25-Jun-25
27 SANDERS AVENUE SUNSHINE WEST VIC 3020	\$790,000	17-May-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: 05 August 2025



**56 SUSPENSION STREET ARDEER
VIC 3022**

Sold Price

\$785,000

Sold Date

17-Apr-25



3



2



1

Distance

1.14km



**15 BELL STREET SUNSHINE WEST
VIC 3020**

Sold Price

RS - UN

Sold Date

25-Jun-25



3



1



2

Distance

0.31km



**27 SANDERS AVENUE SUNSHINE
WEST VIC 3020**

Sold Price

\$790,000

Sold Date

17-May-25



3



1



1

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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