

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

3/20 BRISBANE 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

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$286,000

Property type

Unit

Suburb

Albion

Period-from

01 Sep 2024

to

31 Aug 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

1/8 YORK STREET ALBION VIC 3020	\$600,000	21-May-25
2/8 YORK STREET ALBION VIC 3020	\$530,000	06-May-25
3/8 YORK STREET ALBION VIC 3020	\$550,000	24-Apr-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: 13 September 2025



1/8 YORK STREET ALBION VIC 3020

2 1 1

Sold Price

\$600,000

Sold Date

21-May-25

Distance

0.15km



2/8 YORK STREET ALBION VIC 3020

2 1 1

Sold Price

\$530,000

Sold Date

06-May-25

Distance

0.15km



3/8 YORK STREET ALBION VIC 3020

2 1 1

Sold Price

\$550,000

Sold Date

24-Apr-25

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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