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

10 Albert Road, Emerald Vic 3782

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price | $920,000

Median sale price

| Median price | $920,000 | Property Type | House | Suburb | Emerald |

| Period - From | 01/07/2025 | to | 30/09/2025 | Source | REIV |

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 six 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	2 Leighton Av EMERALD 3782	$870,000	04/09/2025
2	19 Auhl Rd EMERALD 3782	$855,000	29/08/2025
3	2 Paradise Gr EMERALD 3782	$920,000	27/08/2025

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 six months.~~

This Statement of Information was prepared on: | 18/11/2025 08:29

10 Albert Road, Emerald Vic 3782

Ruth Roberts
9572 1666
0409 214 110
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Indicative Selling Price
$920,000
Median House Price
September quarter 2025: $920,000

Property Type:

Agent Comments

Comparable Properties

2 Leighton Av EMERALD 3782 (REI)

🛏 3   🛁 2   🚗 3

Price: $870,000
Method: Private Sale
Date: 04/09/2025
Property Type: House
Land Size: 1034 sqm approx

Agent Comments

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19 Auhl Rd EMERALD 3782 (REI)

🛏 3   🛁 2   🚗 -

Price: $855,000
Method: Private Sale
Date: 29/08/2025
Property Type: House
Land Size: 1999 sqm approx

Agent Comments

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2 Paradise Gr EMERALD 3782 (REI/VG)

🛏 3   🛁 2   🚗 2

Price: $920,000
Method: Private Sale
Date: 27/08/2025
Property Type: House
Land Size: 1011 sqm approx

Agent Comments

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480