

## 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

2/47 HUTCHINSON STREET ALBION VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$353,000

Property type

Unit

Suburb

Albion

Period-from

01 May 2025

to

30 Apr 2026

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

1/6 YORK STREET ALBION VIC 3020	\$575,000	12-Mar-25
3/8 YORK STREET ALBION VIC 3020	\$550,000	24-Apr-25
2/10 MAYLANDS STREET ALBION VIC 3020	\$705,000	13-Feb-26

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: 27 May 2026


**1/6 YORK STREET ALBION VIC  
3020**
 2   
  1   
  1

Sold Price

**\$575,000**

Sold Date

**12-Mar-25**

Distance

**0.21km**

**3/8 YORK STREET ALBION VIC  
3020**
 2   
  1   
  1

Sold Price

**\$550,000**

Sold Date

**24-Apr-25**

Distance

**0.2km**

**2/10 MAYLANDS STREET ALBION  
VIC 3020**
 3   
  2   
  2

Sold Price

**\$705,000**

Sold Date

**13-Feb-26**

Distance

**0.18km**

RS = Recent sale

UN = Undisclosed Sale

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