

## 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 BRISBANE STREET ALBION VIC 3020

### Indicative selling price

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

Single Price

or range  
between

\$650,000

&

\$710,000

### 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 7 GUNNEDAH STREET ALBION VIC 3020  | \$710,000 | 28-Jun-25 |
| 22 PERTH AVENUE ALBION VIC 3020    | \$733,500 | 16-Apr-25 |
| 18 BRISBANE STREET ALBION VIC 3020 | \$710,000 | 22-Mar-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.~~

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## 7 GUNNEDAH STREET ALBION VIC 3020

Sold Price

<sup>RS</sup> **\$710,000**

Sold Date

**28-Jun-25**

4 1 1

Distance

**0.49km**



## 22 PERTH AVENUE ALBION VIC 3020

Sold Price

**\$733,500**

Sold Date

**16-Apr-25**

3 1 2

Distance

**0.07km**



## 18 BRISBANE STREET ALBION VIC 3020

Sold Price

**\$710,000**

Sold Date

**22-Mar-25**

3 1 1

Distance

**0.22km**



## 64 SYDNEY STREET ALBION VIC 3020

Sold Price

**\$677,000**

Sold Date

**02-Apr-25**

3 1 2

Distance

**0.66km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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