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	1/30 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	$540,000	&	$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$290,000	Property type	Unit	Suburb	Albion
Period-from	01 Nov 2024	to	31 Oct 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
2/7 SYDNEY STREET ALBION VIC 3020	$557,800	24-Sep-25
3/15 WATT STREET SUNSHINE VIC 3020	$548,880	30-Sep-25
2/9 WATT STREET SUNSHINE VIC 3020	$577,000	25-Aug-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 November 2025

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2/7 SYDNEY STREET ALBION VIC 3020

2 1 1

Sold Price RS $557,800 Sold Date 24-Sep-25

Distance 0.16km



3/15 WATT STREET SUNSHINE VIC 3020

2 1 1

Sold Price RS $548,880 Sold Date 30-Sep-25

Distance 0.61km



2/9 WATT STREET SUNSHINE VIC 3020

2 1 1

Sold Price $577,000 Sold Date 25-Aug-25

Distance 0.69km

RS = Recent sale **UN** = Undisclosed Sale

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