

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

2/20 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

\$720,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Unit

Suburb

Albion

Period-from

01 Sep 2025

to

31 Aug 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

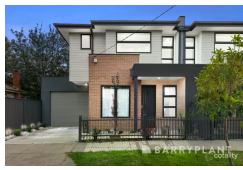
Date of sale

11 MERLOW STREET ALBION VIC 3020	\$671,000	12-Sep-26
2/22 TALMAGE STREET ALBION VIC 3020	\$707,000	27-May-26
4A YOUNG STREET SUNSHINE WEST VIC 3020	\$710,000	08-Jul-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: 30 September 2026



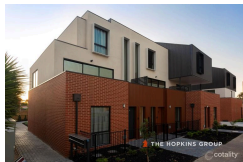
11 MERLOW STREET ALBION VIC 3020

 3
  2
  -

Sold Price

^{RS} **\$671,000** Sold Date **12-Sep-26**

Distance **0.47km**



2/22 TALMAGE STREET ALBION VIC 3020

 3
  2
  2

Sold Price

\$707,000 Sold Date **27-May-26**

Distance **0.76km**



4A YOUNG STREET SUNSHINE WEST VIC 3020

 3
  2
  1

Sold Price

\$710,000 Sold Date **08-Jul-26**

Distance **1.28km**

RS = Recent sale

UN = Undisclosed Sale

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