

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

2/3 DUBBO 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$330,000

Property type

Unit

Suburb

Albion

Period-from

01 Mar 2025

to

28 Feb 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

4/48 SELWYN STREET ALBION VIC 3020	\$607,500	06-Oct-25
545A BALLARAT ROAD ALBION VIC 3020	\$615,000	20-Sep-25
4/10 RIDLEY STREET ALBION VIC 3020	\$612,500	06-Mar-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: 07 March 2026

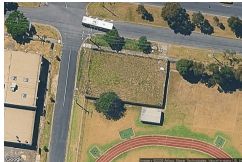
Dean Larti
P 93009000
M 0403 675 922
E dean@bellsrealstate.com.au



4/48 SELWYN STREET ALBION VIC 3020 Sold Price **\$607,500** Sold Date **06-Oct-25**

3 1 1

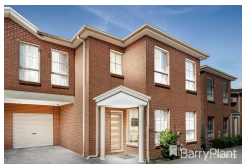
Distance **0.22km**



545A BALLARAT ROAD ALBION VIC 3020 Sold Price **\$615,000** Sold Date **20-Sep-25**

3 2 1

Distance **0.46km**



4/10 RIDLEY STREET ALBION VIC 3020 Sold Price ^{RS} **\$612,500** Sold Date **06-Mar-26**

3 2 1

Distance **0.98km**

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

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