

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

5/121 ANDERSON ROAD 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

\$220,000

&

\$240,000

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

10/117 ANDERSON ROAD ALBION VIC 3020	\$260,000	11-Apr-26
4/14 FORREST STREET ALBION VIC 3020	\$245,000	17-Mar-26
2/7 KING EDWARD AVENUE ALBION VIC 3020	\$225,000	15-Dec-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: 12 May 2026

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



**10/117 ANDERSON ROAD ALBION
VIC 3020**

1 1 1

Sold Price

^{RS} **\$260,000**

Sold Date

11-Apr-26

Distance

0.04km



**4/14 FORREST STREET ALBION
VIC 3020**

1 1 1

Sold Price

\$245,000

Sold Date

17-Mar-26

Distance

0.15km



**2/7 KING EDWARD AVENUE
ALBION VIC 3020**

1 1 1

Sold Price

\$225,000

Sold Date

15-Dec-25

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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