

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

5/6 RIDLEY 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

\$220,000

&

\$230,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$347,500

Property type

Unit

Suburb

Albion

Period-from

01 Aug 2025

to

31 Jul 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

5/121 ANDERSON ROAD ALBION VIC 3020	\$230,000	29-May-26
14/2-4 THE GABLES ALBION VIC 3020	\$240,000	13-Mar-26
4/14 FORREST STREET ALBION VIC 3020	\$245,000	17-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: 24 August 2026



5/121 ANDERSON ROAD ALBION VIC 3020

1 1 1

Sold Price

\$230,000

Sold Date **29-May-26**

Distance

0.16km



14/2-4 THE GABLES ALBION VIC 3020

1 1 1

Sold Price

\$240,000

Sold Date **13-Mar-26**

Distance

0.38km



4/14 FORREST STREET ALBION VIC 3020

1 1 1

Sold Price

\$245,000

Sold Date **17-Mar-26**

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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