



Statement of Information

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address

60 ADELAIDE STREET ALBION 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price

\$820,000

or Range Between

&

Median sale price

Median price

\$900,000

4 bedroom house

Suburb

Albion 3020

Period - From

May 2025

to

April 2026

Source

realestate.com.au

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1/22 Sydney Street, Albion 3020	\$930,000	01/05/2026
19 Brisbane Street, Albion 3020	\$825,000	16/05/2026
1 Kamarooka Street, Albion 3020	\$980,000	26/05/2026

This Statement of Information was prepared on 29th May 2026