

## 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

11 MERLOW STREET ALBION VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$720,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$353,000

Property type

Unit

Suburb

Albion

Period-from

01 Jun 2025

to

31 May 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

2/10 MAYLANDS STREET ALBION VIC 3020	\$705,000	13-Feb-26
4/6 EASTCOTE STREET SUNSHINE NORTH VIC 3020	\$720,000	27-Apr-26
1/19 ESTELLE STREET SUNSHINE WEST VIC 3020	\$750,000	04-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: 04 June 2026

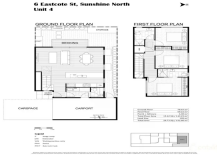


**2/10 MAYLANDS STREET ALBION  
VIC 3020**

 3  2  2

Sold Price **\$705,000** Sold Date **13-Feb-26**

Distance **0.54km**



**4/6 EASTCOTE STREET SUNSHINE  
NORTH VIC 3020**

 3  2  1

Sold Price

<sup>RS</sup> **\$720,000**

Sold Date **27-Apr-26**

Distance **1.99km**



**1/19 ESTELLE STREET SUNSHINE  
WEST VIC 3020**

 3  2  1

Sold Price

**\$750,000**

Sold Date **04-Dec-25**

Distance **0.84km**

RS = Recent sale      UN = Undisclosed Sale

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