

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

3/20 SYDNEY 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Unit

Suburb

Albion

Period-from

01 Jul 2025

to

30 Jun 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

1/36 BLANCHE STREET ARDEER VIC 3022	\$600,000	21-Feb-26
3/2-4 CRADDOCK COURT SUNSHINE NORTH VIC 3020	\$585,000	05-Feb-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 July 2026

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**1/36 BLANCHE STREET ARDEER
VIC 3022**

 3  1  1

Sold Price **\$600,000** Sold Date **21-Feb-26**

Distance **1.74km**



**3/2-4 CRADDOCK COURT
SUNSHINE NORTH VIC 3020**

 3  1  1

Sold Price **\$585,000** Sold Date **05-Feb-26**

Distance **1.86km**

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

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