

## 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

\$670,000

&

\$710,000

### 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 39 MARCIA STREET SUNSHINE WEST VIC 3020    | \$690,000 | 25-Apr-26 |
| 2/11 RAYMOND STREET SUNSHINE WEST VIC 3020 | \$700,000 | 06-Jul-26 |
| 2/15 HERTFORD ROAD SUNSHINE VIC 3020       | \$700,000 | 15-Jun-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: 13 July 2026



**39 MARCIA STREET SUNSHINE  
WEST VIC 3020**

 3  2  1

Sold Price **\$690,000** Sold Date **25-Apr-26**

Distance **1.12km**



**2/11 RAYMOND STREET SUNSHINE  
WEST VIC 3020**

 3  2  2

Sold Price <sup>RS</sup> **\$700,000** Sold Date **06-Jul-26**

Distance **1.2km**



**2/15 HERTFORD ROAD SUNSHINE  
VIC 3020**

 3  2  1

Sold Price Sold Date **15-Jun-26**

Distance **1.93km**

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

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