

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

\$545,000

&

\$585,000

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

3/2-4 CRADDOCK COURT SUNSHINE NORTH VIC 3020	\$585,000	05-Feb-26
2/5 BURNEWANG STREET ALBION VIC 3020	\$550,000	09-Feb-26
2/15 WATT STREET SUNSHINE VIC 3020	\$543,000	22-Apr-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: 31 July 2026

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

 3  1  1

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

Distance **1.86km**



**2/5 BURNEWANG STREET ALBION
VIC 3020**

 2  1  1

Sold Price **\$550,000** Sold Date **09-Feb-26**

Distance **0.2km**



**2/15 WATT STREET SUNSHINE VIC
3020**

 2  1  1

Sold Price **\$543,000** Sold Date **22-Apr-26**

Distance **0.75km**

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

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