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	3/55 DERRIMUT 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	$565,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$347,500	Property type	Unit	Suburb	Albion
Period-from	01 Aug 2025	to	31 Jul 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
2/27 AINSWORTH STREET SUNSHINE WEST VIC 3020	$600,000	04-Mar-26
2/6 YORK STREET ALBION VIC 3020	$560,000	02-Jul-26
34 GLINDEN AVENUE ARDEER VIC 3022	$595,000	29-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: 24 August 2026

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2/27 AINSWORTH STREET SUNSHINE WEST VIC 3020

2 1 1

Sold Price **$600,000** Sold Date **04-Mar-26**

Distance **0.96km**



2/6 YORK STREET ALBION VIC 3020

2 1 1

Sold Price **$560,000** Sold Date **02-Jul-26**

Distance **0.36km**



34 GLINDEN AVENUE ARDEER VIC 3022

2 1 1

Sold Price **$595,000** Sold Date **29-Apr-26**

Distance **1.67km**

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

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