

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

2/5 BURNEWANG 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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$287,500

Property type

Unit

Suburb

Albion

Period-from

01 Jan 2025

to

31 Dec 2025

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

2/7 SYDNEY STREET ALBION VIC 3020	\$557,800	25-Sep-25
1/30 FORREST STREET ALBION VIC 3020	\$572,000	19-Dec-25
3/15 WATT STREET SUNSHINE VIC 3020	\$548,880	19-Sep-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: 13 January 2026

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2/7 SYDNEY STREET ALBION VIC 3020

Sold Price

\$557,800

Sold Date **25-Sep-25**

 2  1  1

Distance **0.07km**



1/30 FORREST STREET ALBION VIC 3020

Sold Price

^{RS} **\$572,000**

Sold Date **19-Dec-25**

 2  1  1

Distance **0.23km**



3/15 WATT STREET SUNSHINE VIC 3020

Sold Price

\$548,880

Sold Date **19-Sep-25**

 2  1  1

Distance **0.83km**



3/38 LINKS STREET SUNSHINE WEST VIC 3020

Sold Price

\$532,500

Sold Date **20-Aug-25**

 2  1  1

Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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