

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

2/10 MAYLANDS 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

\$660,000

&

\$690,000

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

1/2 WASLEY STREET ALBION VIC 3020	\$668,000	08-Nov-25
2/1 RIPON STREET SUNSHINE VIC 3020	\$695,000	01-Jul-25
2A CORONATION STREET SUNSHINE NORTH VIC 3020	\$705,000	04-Oct-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.~~

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1/2 WASLEY STREET ALBION VIC 3020

 4  2  1

Sold Price

\$668,000

Sold Date **08-Nov-25**

Distance **0.73km**



2/1 RIPON STREET SUNSHINE VIC 3020

 3  2  2

Sold Price

\$695,000

Sold Date **01-Jul-25**

Distance **1.04km**



2A CORONATION STREET SUNSHINE NORTH VIC 3020

 3  2  2

Sold Price

\$705,000

Sold Date **04-Oct-25**

Distance **1.26km**

RS = Recent sale UN = Undisclosed Sale

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