

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

1 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

\$770,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,500

Property type

House

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

4 MAYLANDS STREET ALBION VIC 3020	\$749,000	07-Mar-26
8 WYALONG STREET ALBION VIC 3020	\$832,000	28-Mar-26
19 BRISBANE STREET ALBION VIC 3020	\$825,000	16-May-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: 21 July 2026



4 MAYLANDS STREET ALBION VIC 3020 Sold Price **\$749,000** Sold Date **07-Mar-26**
 Distance **0.06km**
 2 1 -



8 WYALONG STREET ALBION VIC 3020 Sold Price **\$832,000** Sold Date **28-Mar-26**
 Distance **0.11km**
 2 1 3



19 BRISBANE STREET ALBION VIC 3020 Sold Price **\$825,000** Sold Date **16-May-26**
 Distance **0.13km**
 3 1 1

RS = Recent sale UN = Undisclosed Sale

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