

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

8/123 ANDERSON ROAD 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

\$330,000

&

\$350,000

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

1/13 RIDLEY STREET ALBION VIC 3020	\$353,000	18-Feb-26
5/123 ANDERSON ROAD ALBION VIC 3020	\$345,000	13-Feb-26
7/119 ANDERSON ROAD ALBION VIC 3020	\$330,000	11-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.~~

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1/13 RIDLEY STREET ALBION VIC 3020

Sold Price **\$353,000** Sold Date **18-Feb-26**

 2  1  12

Distance **0.14km**



5/123 ANDERSON ROAD ALBION VIC 3020

Sold Price **\$345,000** Sold Date **13-Feb-26**

 2  1  2

Distance **0km**



7/119 ANDERSON ROAD ALBION VIC 3020

Sold Price **\$330,000** Sold Date **11-May-26**

 2  1  1

Distance **0.04km**

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

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