

## 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

5/44-46 ADELAIDE STREET ALBION VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$380,000

&

\$410,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$737,500

Property type

Storage unit

Suburb

Albion

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

2/26 MAILEY STREET SUNSHINE WEST VIC 3020	\$400,000	03-Feb-25
2/67-69 MONASH STREET SUNSHINE VIC 3020	\$380,000	15-Mar-25
1/67-69 MONASH STREET SUNSHINE VIC 3020	\$375,000	15-Apr-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 June 2025

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**2/26 MAILEY STREET SUNSHINE  
WEST VIC 3020** 2  1  1

Sold Price

**\$400,000**

Sold Date

**03-Feb-25**

Distance

**1.33km****2/67-69 MONASH STREET  
SUNSHINE VIC 3020** 2  1  1

Sold Price

<sup>RS</sup> **\$380,000**

Sold Date

**15-Mar-25**

Distance

**1.94km****1/67-69 MONASH STREET  
SUNSHINE VIC 3020** 2  1  -

Sold Price

<sup>RS</sup> **\$375,000**

Sold Date

**15-Apr-25**

Distance

**1.94km****RS** = Recent sale**UN** = Undisclosed Sale

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