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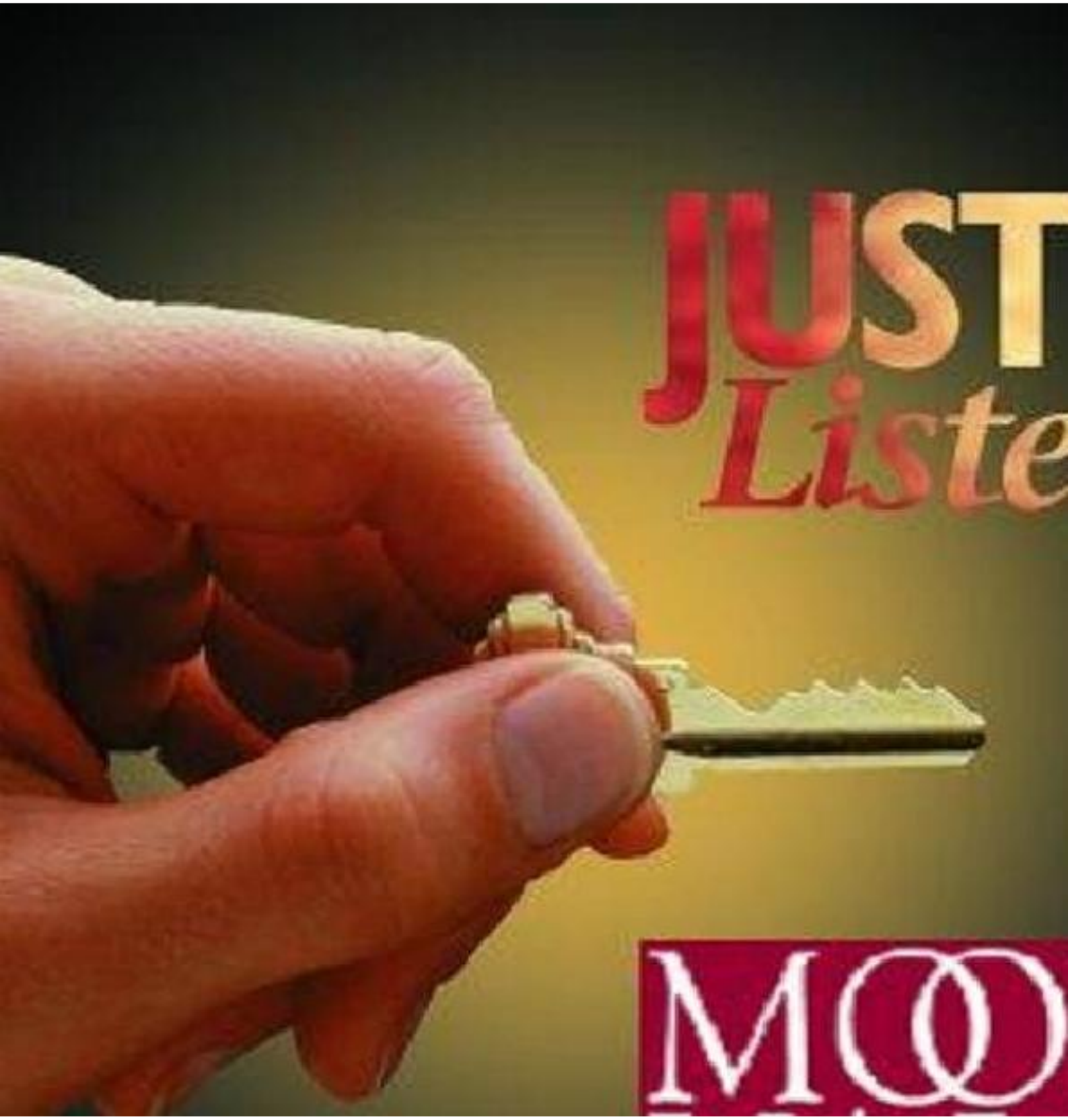

6/123 ANDERSON ROAD, ALBION, VIC 3020

PREPARED BY MITCH (HUNG) NGUYEN, PROFESSIONALS ST ALBANS

Professionals

Lugue L,seu p Lai
6/123 Anderson Road
Albion, VIC, 3020

Dear Sir/Madam,

RE: Property Appraisal

Thank you for your invitation to appraise your property and provide you with an appraisal as to what your property may be worth in today's market.

We have based this appraisal on current market conditions as well our extensive knowledge of the property market in the local area.

Should you have any questions relating to the information contained with this document please feel free to contact me on the details below.

Thank you again for the opportunity to access your property and for considering the services of our office. I look forward to working with you soon.

With kind regards,

Mitch (Hung) Nguyen
Auctioneer/Licence Estate Agent

+61 478 77 6666

Mitch (Hung) Nguyen
Professionals St Albans
Phone: +61 478 77 6666
Office Phone: 03 93646867
Email: mitch.nguyen@professionalsstalbans.com.au
Web: professionalsstalbans.com.au

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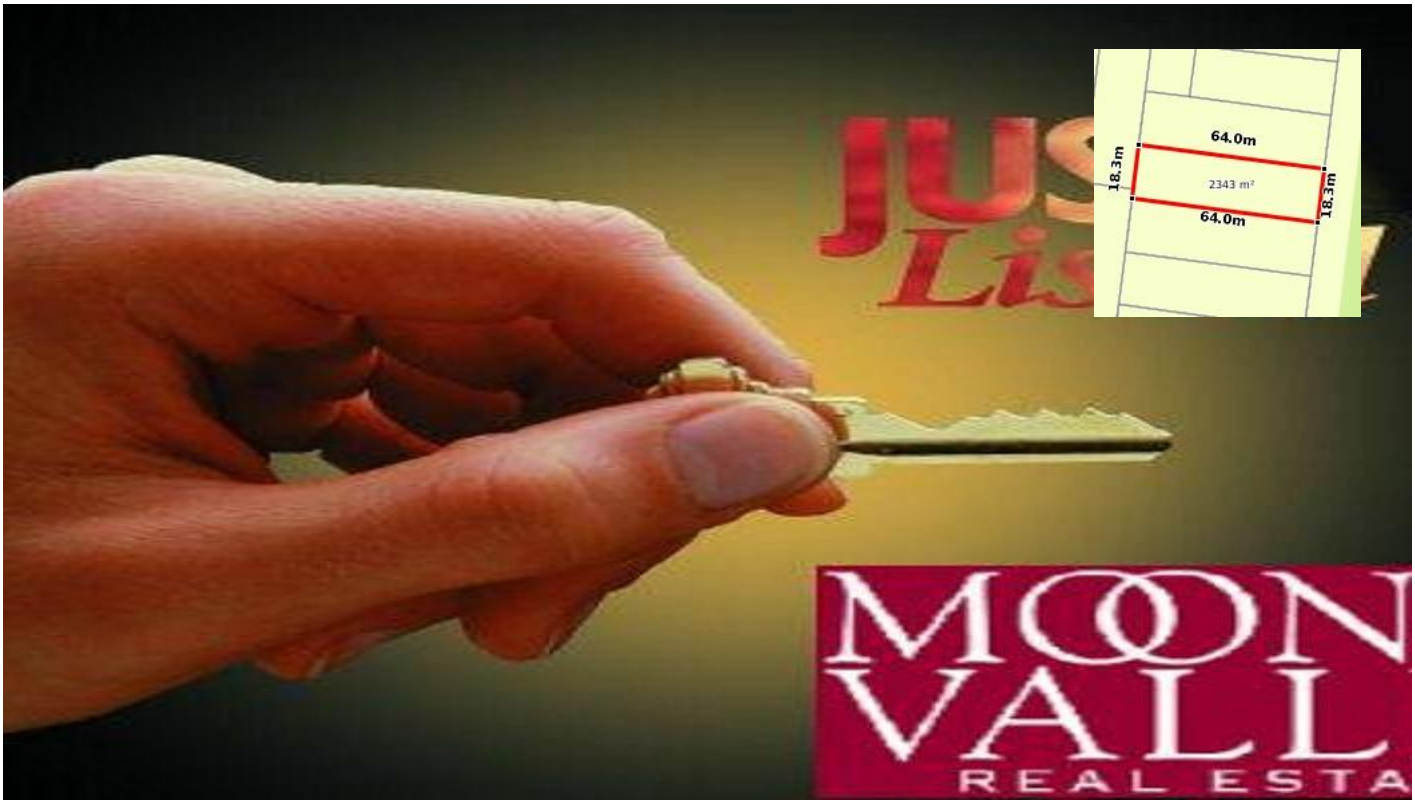
6/123 ANDERSON ROAD, ALBION, VIC 3020



Owner Details

Owner Name(s): THE PROPRIETORS
Owner Address: N/A
Phone(s):

Owner Type: Rental

Property Details

2 1 1

Property Type: Unit - N/A
RPD: 6, 16//SP24549 (9694735)

Area: 2,343 m²
Area $/m2: $48
Land Use: RESIDENTIAL COMPANY SHARE UNIT (WITHIN MULTI-STOREY
Water/Sewerage:
Zoning
Property ID: 4903708 / VIC50306538
Council: BRIMBANK CITY
UBD Ref: UBD Ref: 250 G2
Features: Deck

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
$ 58,000	13/11/1998	THE PROPRIETORS	0 m²	Normal Sale	No
$ 42,500	05/06/1997	THE PROPRIETORS	0 m²	Normal Sale	No
$ 75,000	01/11/1989	THE PROPRIETORS	0 m²	Normal Sale	No

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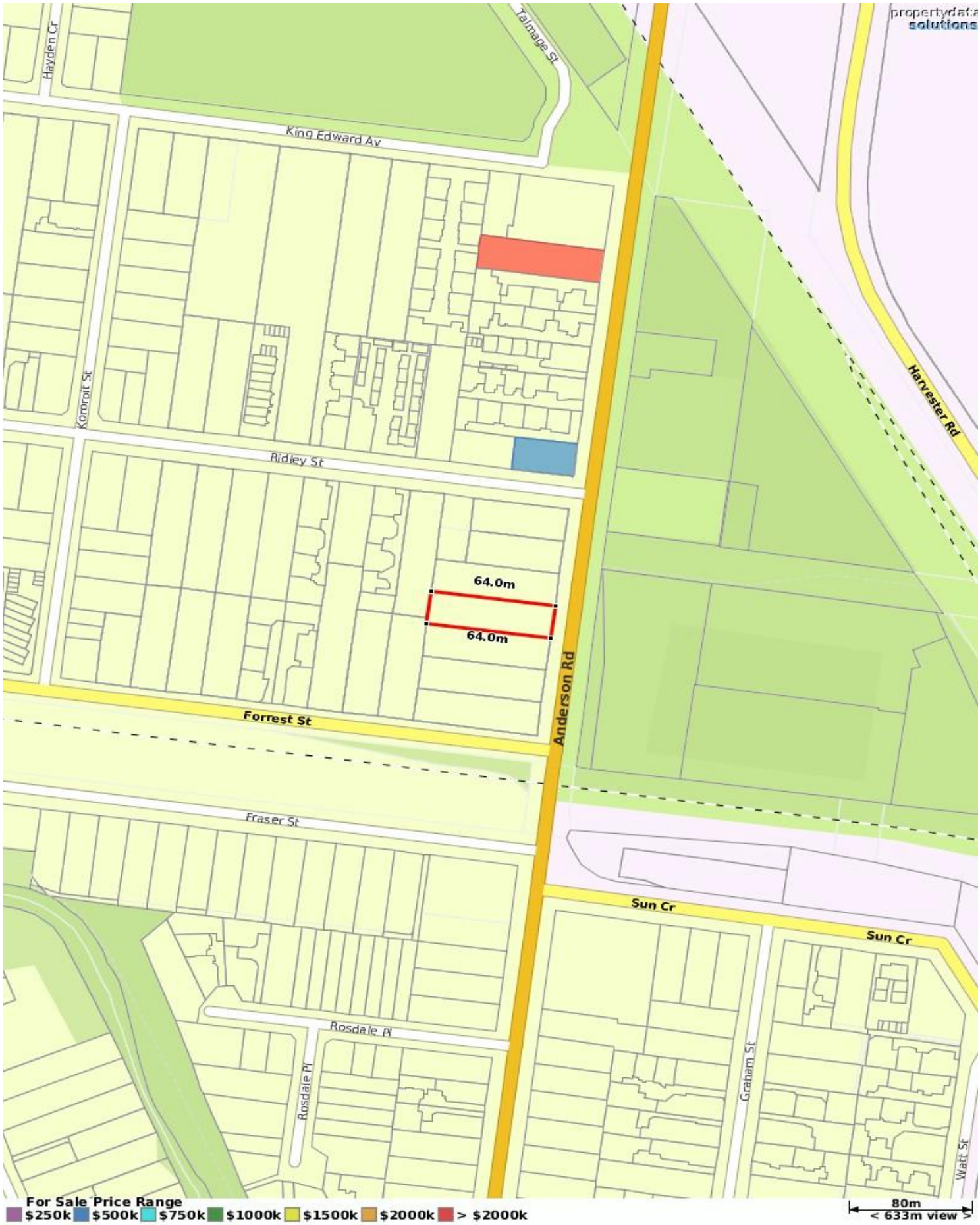
Nearby Properties For Sale



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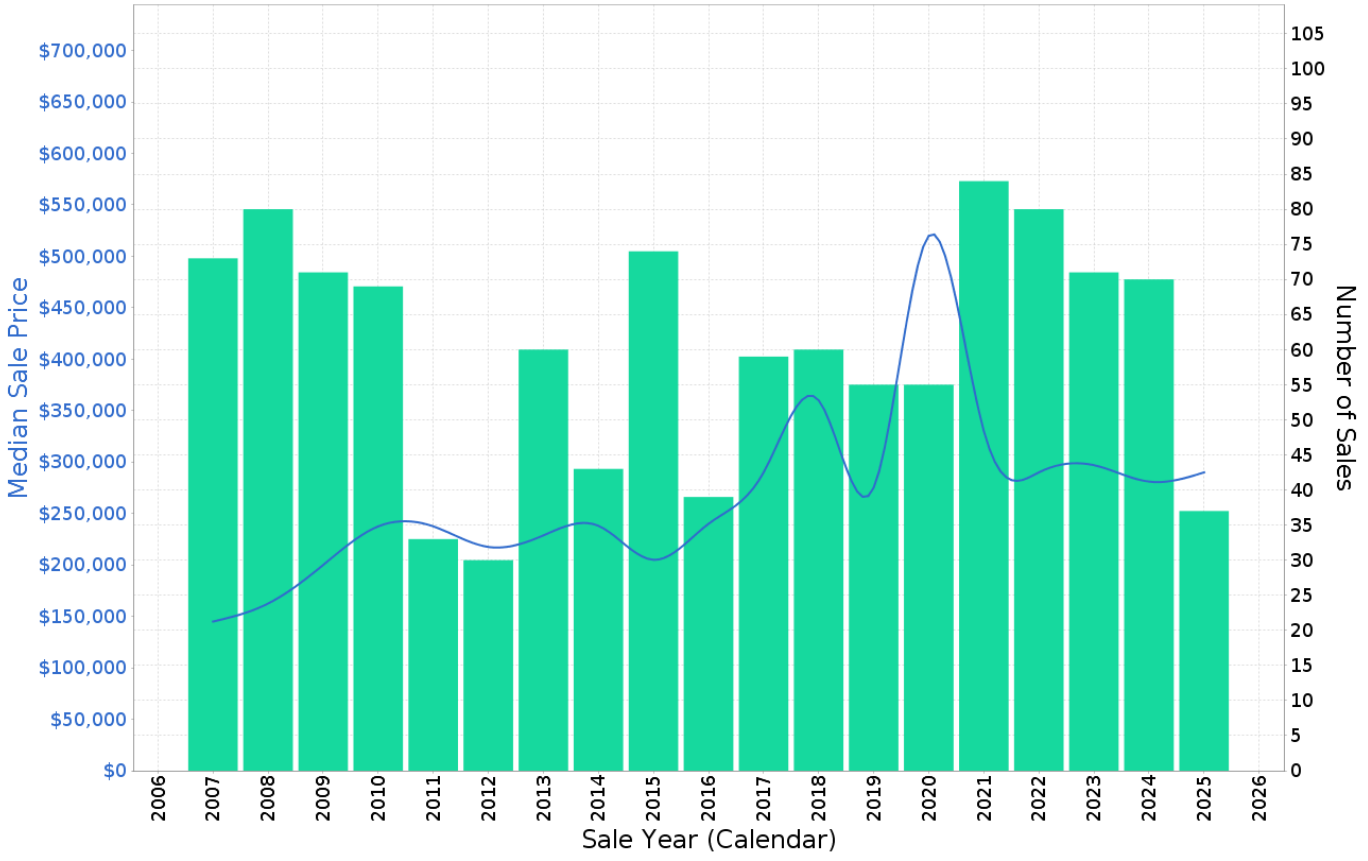
Sales & Growth Chart (Unit)

Year	No. of Sales	Average	Median	Growth	Low	High
2007	73	$ 155,621	$ 145,000		$ 76,000	$ 305,000
2008	80	$ 176,994	$ 162,500	12.1 %	$ 85,000	$ 330,000
2009	71	$ 232,383	$ 200,000	23.1 %	$ 122,500	$ 875,000
2010	69	$ 256,282	$ 237,500	18.8 %	$ 140,000	$ 450,000
2011	33	$ 249,303	$ 237,500		$ 87,500	$ 450,000
2012	30	$ 231,135	$ 217,500	-8.4 %	$ 120,000	$ 370,000
2013	60	$ 242,458	$ 228,750	5.2 %	$ 110,000	$ 402,000
2014	43	$ 333,437	$ 238,000	4.0 %	$ 140,000	$ 1,850,000
2015	74	$ 255,917	$ 205,000	-13.9 %	$ 56,656	$ 585,000
2016	39	$ 348,782	$ 240,000	17.1 %	$ 140,000	$ 3,135,000
2017	59	$ 369,429	$ 290,000	20.8 %	$ 140,000	$ 1,156,000
2018	60	$ 396,267	$ 360,000	24.1 %	$ 158,000	$ 781,000
2019	55	$ 365,809	$ 275,000	-23.6 %	$ 160,000	$ 1,625,000
2020	55	$ 458,548	$ 520,000	89.1 %	$ 188,000	$ 720,000
2021	84	$ 436,422	$ 330,000	-36.5 %	$ 174,999	$ 1,300,000
2022	80	$ 425,662	$ 290,000	-12.1 %	$ 188,000	$ 1,450,000
2023	71	$ 377,127	$ 297,000	2.4 %	$ 160,000	$ 1,010,000
2024	70	$ 360,200	$ 281,000	-5.4 %	$ 138,000	$ 785,000
2025	37	$ 375,122	$ 290,000	3.2 %	$ 200,000	$ 823,000



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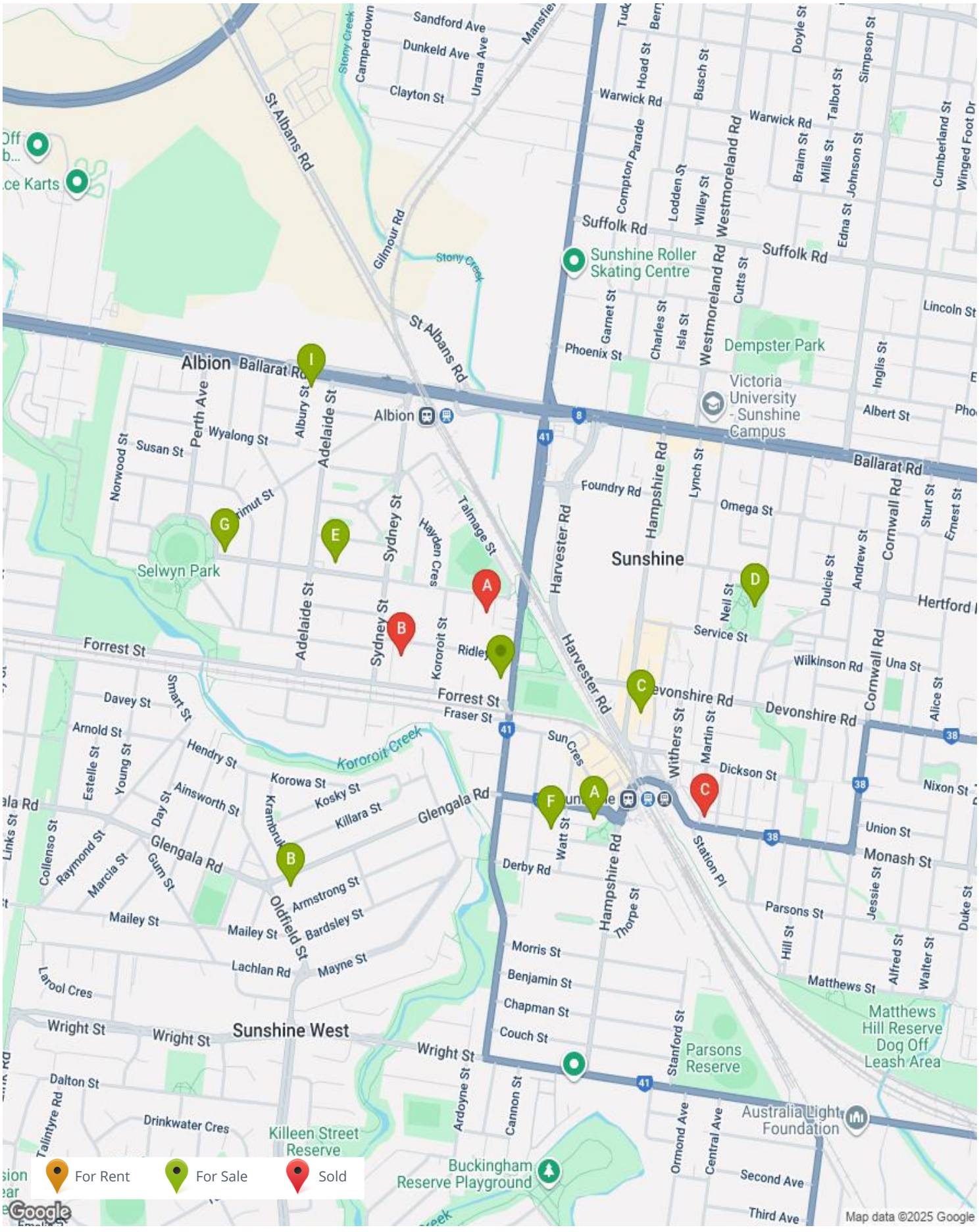
Comparable Properties Map



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Nearby Comparable For Sale Properties

There are 10 properties selected within the radius of 1500.0m from the focus property. The lowest for sale price is $270,000 and the highest for sale price is $600,000 with a median sale price of $500,000. Days listed ranges from 3 to 120 days with the average currently at 35 days for these selected properties.

207/117 DURHAM RD, SUNSHINE 3020

UBD Ref: Melbourne - 250 H4
Distance from Property: 549m

2 1 1



Property Type: Unit
Area: 679 m²
RPD: 207//PS740269

Features:

Current List Price: **$360,000 - $395,000**
First List Price: $360,000 - $395,000
Date Listed: 26/08/2025 Days Listed: **3 Days**
Listed Price Change:

A

7/74 ANDERSON RD, SUNSHINE 3020

2 1 1



Property Type: Unit
Area: 1,512 m²
RPD: 7//RP9131

Features:

Current List Price: **CONTACT AGENT!**
First List Price:
Date Listed: 18/08/2025 Days Listed: **12 Days**
Listed Price Change:

5/75 GLENGALA RD, SUNSHINE WEST 3020

UBD Ref: Melbourne - 250 D5
Distance from Property: 975m

2 1 1



Property Type: Unit
Area: 101 m²
RPD: 5//PS723615

Features: BUILT IN ROBES, CLOSE TO SCHOOLS, FULLY FENCED, IMPROVEMENTS: CLOSE TO SHOPS, FLOORBOARDS, ALARM SYSTEM

Current List Price: **$500,000 - $550,000**
First List Price: $500,000 - $550,000
Date Listed: 15/08/2025 Days Listed: **15 Days**
Listed Price Change:

B

202/254 HAMPSHIRE RD, SUNSHINE 3020

UBD Ref: Melbourne - 250 J2
Distance from Property: 495m

2 2 1



Property Type: Unit
Area: 2,066 m²
RPD: 202//PS846725

Features: DECK, IMPROVEMENTS: INTERCOM

Current List Price: **$490,000 - $510,000**
First List Price: $490,000 - $510,000
Date Listed: 14/08/2025 Days Listed: **15 Days**
Listed Price Change:

C

4/8 SERVICE ST, SUNSHINE 3020

UBD Ref: Melbourne - 250 K1
Distance from Property: 905m

2 1 1



Property Type: Unit
Area: 8,366 m² (109 m²)
RPD: 4//PS812351

Features: BUILD YR: 2021, STOREYS: 2, DOUBLE STOREY, BRICK AND TILE, BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS:

Current List Price: **Price on Application**
First List Price: Price on Application
Date Listed: 13/08/2025 Days Listed: **16 Days**
Listed Price Change:

D

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8/52 KING EDWARD AVE, ALBION 3020

UBD Ref: Melbourne - 220 D20
Distance from Property: 674m

2 1 1



Property Type: Unit
Area: 1,688 m²
RPD: 8, 16//RP9880

Features:

Current List Price: **Under Contract (Under Offer)**
First List Price: Under Contract
Date Listed: 13/08/2025 Days Listed: **16 Days**
Listed Price Change:

E

2/9 WATT ST, SUNSHINE 3020

UBD Ref: Melbourne - 250 G4
Distance from Property: 507m

2 1 1



Property Type: Unit
Area: 316 m²
RPD: 2//PS340557

Features:

Current List Price: **Under Offer (Under Offer)**
First List Price: $545,000 - $575,000
Date Listed: 07/08/2025 Days Listed: **22 Days**
Listed Price Change:

F

90 KING EDWARD AVE, ALBION 3020

UBD Ref: Melbourne - 220 C20
Distance from Property: 1km

2 1 2



Property Type: Unit
Area: 150 m²
RPD: 2//PS633827

Features:

Current List Price: **$610,000 - $640,000 (Under**
First List Price: $550,000 - $600,000
Date Listed: 22/07/2025 Days Listed: **38 Days**
Listed Price Change:

G

4/8 SERVICE ST, SUNSHINE 3020

UBD Ref: Melbourne - 250 K1
Distance from Property: 905m

2 1 1



Property Type: Unit
Area: 8,366 m² (109 m²)
RPD: 4//PS812351

Features: BUILD YR: 2021, STOREYS: 2, DOUBLE STOREY, BRICK AND TILE, BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS:

Current List Price: **$600,000-$660,000**
First List Price: 600000-680000
Date Listed: 28/05/2025 Days Listed: **94 Days**
Listed Price Change:

H

2 ALBURY ST, ALBION 3020

UBD Ref: Melbourne - 220 D18
Distance from Property: 1.1km

2 2 1



Property Type: Unit
Area: 130 m²
RPD: CM1//PS836733

Features:

Current List Price: **$490,000 - $530,000**
First List Price: From $500,000
Date Listed: 01/05/2025 Days Listed: **120 Days**
Listed Price Change: **-10.0%**

I

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Nearby Comparable Sold Properties

There are 3 sold properties selected within the radius of 1500.0m from the focus property. The lowest sale price is $300,000 and the highest sale price is $365,000 with a median sale price of $300,000. Days listed ranges from 10 to 50 days with the average currently at 26 days for these selected properties.

5/5 KING EDWARD AVE, ALBION, VIC 3020

UBD Ref: Melbourne - 250 F1
Distance from Property: 210m
2 1 1



Property Type: Unit
Area: 3,967 m²
Area $/m2: $76
RPD: 19, 24//RP2905

Features:

Sale Price: **$300,000 (Normal Sale)**
Sale Date: 30/06/2025 Days to Sell: **17 Days**
Last Price: $280,000 - $305,000 Chg %:
First Price: $275,000 - $300,000 Chg %:

A

8/31 RIDLEY ST, ALBION, VIC 3020

UBD Ref: Melbourne - 250 E2
Distance from Property: 348m
2 1 1



Property Type: Unit
Area: 2,158 m²
Area $/m2: $139
RPD: 28, 8//RP10114

Features:

Sale Price: **$300,000 (Normal Sale)**
Sale Date: 13/06/2025 Days to Sell: **10 Days**
Last Price: $290,000 - $310,000 | Chg %:
First Price: $290,000 - $310,000 | Chg %:

B

3/104 MONASH ST, SUNSHINE, VIC 3020

UBD Ref: Melbourne - 250 J4
Distance from Property: 828m
2 1 1



Property Type: Unit
Area: 450 m²
Area $/m2: $810
RPD: 5//PS517728

Features:

Sale Price: **$365,000 (Normal Sale)**
Sale Date: 23/04/2025 Days to Sell: **50 Days**
Last Price: $370,000 -$400,000 | Chg %: **-1.4%**
First Price: $320,000 -$350,000 | Chg %:

C

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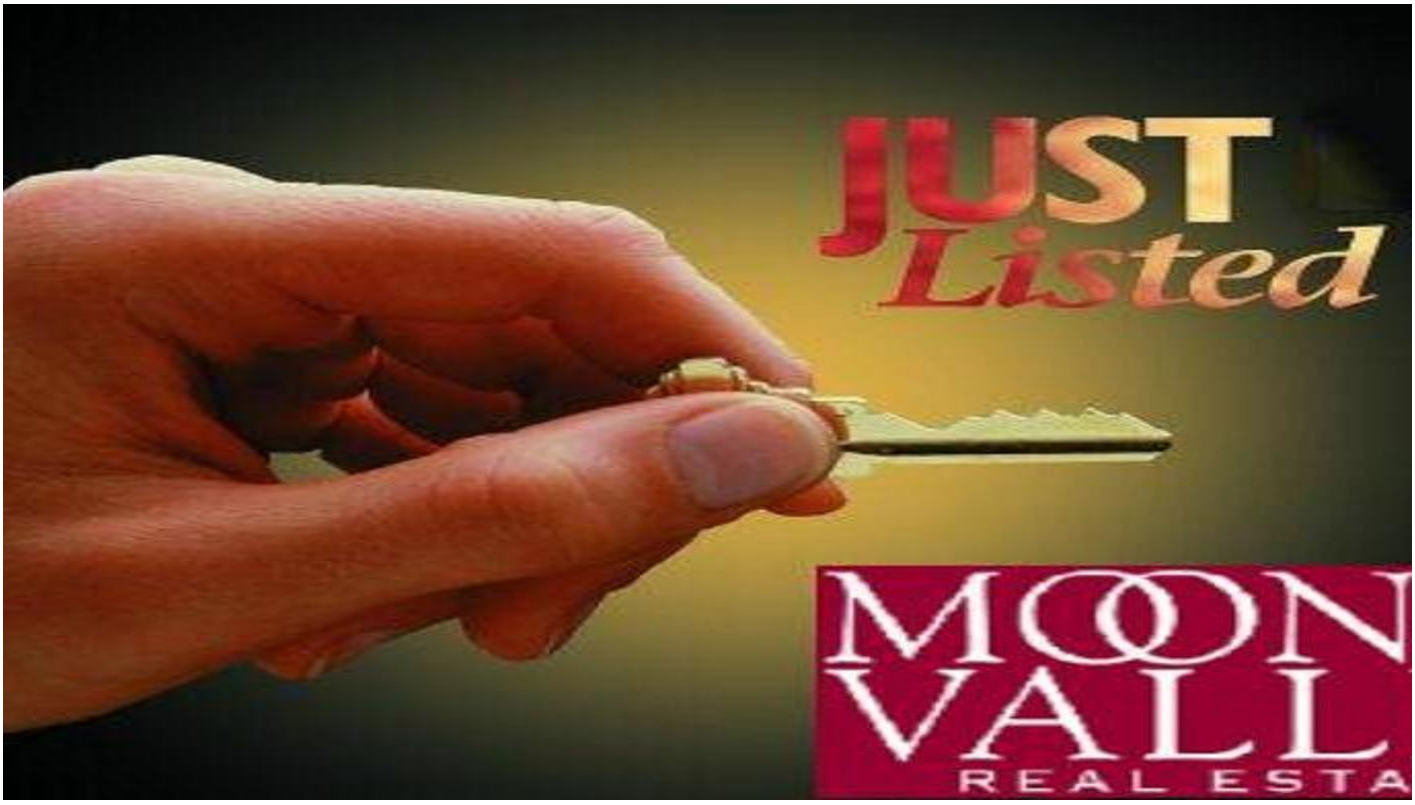
6/123 ANDERSON ROAD, ALBION, VIC 3020



Appraisal Price

This market analysis has been prepared on 29/08/2025 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

$325,000 to $350,000

Contact your agent for further information:



Agent Name:	Mitch (Hung) Nguyen
Mobile:	+61 478 77 6666
Office:	Professionals St Albans
Office Phone:	03 93646867
Email:	mitch.nguyen@professionalsstalbans.com.au
Website:	professionalsstalbans.com.au