Danny Trkulja
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Statement of Information

Prepared on 8th July 2025



10/10 Burnewang Street ALBION VIC

Raine & Horne St Albans

352 Main Rd West
ST ALBANS VIC 3021

w: 03 9367 9888

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	10/10 BURNEWANG 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	$250,000	&	$270,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$281,000	Property type	Unit	Suburb	Albion
Period-from	01 Jul 2024	to	30 Jun 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
21/23 KING EDWARD AVENUE ALBION VIC 3020	$240,000	06-May-25
12/12 CRANBOURNE AVENUE SUNSHINE NORTH VIC 3020	$250,000	02-Jun-25
7/3 HARGREAVES CRESCENT BRAYBROOK VIC 3019	$270,000	30-Jan-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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21/23 KING EDWARD AVENUE ALBION VIC 3020

1 1 1

Sold Price **$240,000** Sold Date **06-May-25**

Distance **0.32km**



12/12 CRANBOURNE AVENUE SUNSHINE NORTH VIC 3020

1 1 1

Sold Price RS **$250,000** Sold Date **02-Jun-25**

Distance **1.81km**



7/3 HARGREAVES CRESCENT BRAYBROOK VIC 3019

1 1 1

Sold Price **$270,000** Sold Date **30-Jan-25**

Distance **3.78km**



6/138 RUPERT STREET WEST FOOTSCRAY VIC 3012

1 1 1

Sold Price **$275,000** Sold Date **25-Mar-25**

Distance **4.36km**

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

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