

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

3/118 SECOND AVENUE ALTONA NORTH VIC 3025

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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$756,000

Property type

Unit

Suburb

Altona North

Period-from

01 May 2025

to

30 Apr 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

2/306 BLACKSHAW ROAD ALTONA NORTH VIC 3025	\$642,000	19-Sep-25
4/98 MARION STREET ALTONA NORTH VIC 3025	\$600,000	02-Sep-25
2/28 CLEGHORN AVENUE ALTONA NORTH VIC 3025	\$600,000	15-Sep-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: 25 May 2026



SOLD OFF-MARKET

**2/306 BLACKSHAW ROAD
 ALTONA NORTH VIC 3025**

2 1 1

Sold Price **\$642,000** Sold Date **19-Sep-25**

Distance **0.19km**



**4/98 MARION STREET ALTONA
 NORTH VIC 3025**

2 1 1

Sold Price **\$600,000** Sold Date **02-Sep-25**

Distance **0.51km**



**2/28 CLEGHORN AVENUE ALTONA
 NORTH VIC 3025**

2 - 1

Sold Price Sold Date **15-Sep-25**

Distance **0.55km**

RS = Recent sale UN = Undisclosed Sale

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