

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

20 CARTHY STREET 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

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$953,500

Property type

House

Suburb

Altona North

Period-from

01 Sep 2025

to

31 Aug 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 MURDOCH COURT ALTONA NORTH VIC 3025	\$775,000	25-May-26
447 BLACKSHAWS ROAD ALTONA NORTH VIC 3025	\$760,000	27-Jul-26
388 BLACKSHAWS ROAD ALTONA NORTH VIC 3025	\$750,000	14-Apr-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.~~

This Statement of Information was prepared on: 02 September 2026

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**2 MURDOCH COURT ALTONA
NORTH VIC 3025**

 3  1  3

Sold Price **\$775,000** Sold Date **25-May-26**

Distance **0.22km**



**447 BLACKSHAWS ROAD ALTONA
NORTH VIC 3025**

 3  1  -

Sold Price ^{RS} **\$760,000** Sold Date **27-Jul-26**

Distance **0.28km**



**388 BLACKSHAWS ROAD ALTONA
NORTH VIC 3025**

 3  1  1

Sold Price **\$750,000** Sold Date **14-Apr-26**

Distance **0.86km**

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

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