

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$665,000

or range  
between

&

### 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

|  |        |           |
|--|--------|-----------|
| 2/21 HUXTABLE AVENUE ALTONA NORTH VIC 3025 | 655000 | 17-Apr-26 |
| 2/3 ESTELLE COURT ALTONA NORTH VIC 3025    | 655000 | 16-Apr-26 |
| 3/34 CYCLAMEN AVENUE ALTONA NORTH VIC 3025 | 675000 | 15-Jan-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: 08 May 2026



**2/21 HUXTABLE AVENUE ALTONA  
NORTH VIC 3025**

2 1 1

Sold Price

<sup>RS</sup> **655000**

Sold Date **17-Apr-26**

Distance **0.46km**



**2/3 ESTELLE COURT ALTONA  
NORTH VIC 3025**

2 1 1

Sold Price

Sold Date **16-Apr-26**

Distance **0.95km**



**3/34 CYCLAMEN AVENUE ALTONA  
NORTH VIC 3025**

2 1 1

Sold Price

**675000**

Sold Date **15-Jan-26**

Distance **0.55km**

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

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