

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

3/13 HANCOCK STREET ALTONA VIC 3018

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

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$702,500

Property type

Unit

Suburb

Altona

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

4/12 HANCOCK STREET ALTONA VIC 3018	\$779,000	26-Feb-25
3/5 HANCOCK STREET ALTONA VIC 3018	\$810,000	31-Mar-25
2/8 RAYNER STREET ALTONA VIC 3018	\$825,000	28-Oct-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: 04 May 2026



**4/12 HANCOCK STREET ALTONA
VIC 3018**

Sold Price

\$779,000

Sold Date **26-Feb-25**

 2  2  1

Distance **0.07km**



**3/5 HANCOCK STREET ALTONA
VIC 3018**

Sold Price

\$810,000

Sold Date **31-Mar-25**

 3  1  1

Distance **0.08km**



**2/8 RAYNER STREET ALTONA VIC
3018**

Sold Price

\$825,000

Sold Date **28-Oct-25**

 2  1  1

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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