Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1/26 JEFFREY 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	$750,000	&	$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$755,000	Property type	Unit	Suburb	Altona North
Period-from	01 Jun 2025	to	31 May 2026	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
1/6 STAPLEY CRESCENT ALTONA NORTH VIC 3025	$840,000	21-Feb-26
1/169 MILLS STREET ALTONA NORTH VIC 3025	$782,000	06-May-26
241 BLACKSHAWS ROAD ALTONA NORTH VIC 3025	$755,000	31-May-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 26 June 2026

Matt Christakakis
M 0425719487
E MattChristakakis@jelliscraig.com.au

1/6 STAPLEY CRESCENT ALTONA NORTH VIC 3025

3 1 1

Sold Price **$840,000** Sold Date **21-Feb-26**

Distance **-**

1/169 MILLS STREET ALTONA NORTH VIC 3025

3 1 1

Sold Price **$782,000** Sold Date **06-May-26**

Distance **-**

241 BLACKSHAWS ROAD ALTONA NORTH VIC 3025

3 1 1

Sold Price RS **$755,000** Sold Date **31-May-26**

Distance **-**

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

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