

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

2/8 DUKE 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

\$650,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

Unit

Suburb

Altona North

Period-from

01 Aug 2025

to

31 Jul 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

2/3 ESTELLE COURT ALTONA NORTH VIC 3025	\$655,000	08-Apr-26
2/21 HUXTABLE AVENUE ALTONA NORTH VIC 3025	\$655,000	17-Apr-26
44 GLYNN AVENUE ALTONA NORTH VIC 3025	\$680,000	16-Feb-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: 31 August 2026


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

2 1 1

Sold Price

\$655,000

 Sold Date **08-Apr-26**

 Distance **0.46km**

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

2 1 1

Sold Price

 Sold Date **17-Apr-26**

 Distance **0.76km**

**44 GLYNN AVENUE ALTONA
NORTH VIC 3025**

2 2 1

Sold Price

\$680,000

 Sold Date **16-Feb-26**

 Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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