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	3/157 MAIDSTONE 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	$720,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$705,000	Property type	Unit	Suburb	Altona
Period-from	01 Jul 2025	to	30 Jun 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
2/14 SEAGULL AVENUE ALTONA VIC 3018	$750,000	26-Feb-26
3/5 KOOKABURRA STREET ALTONA VIC 3018	$740,000	17-Jun-26
1/19 MERRITT COURT ALTONA VIC 3018	$730,000	31-Mar-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: 23 July 2026

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2/14 SEAGULL AVENUE ALTONA VIC 3018

2 1 1

Sold Price **$750,000** Sold Date **26-Feb-26**

Distance **0.72km**

3/5 KOOKABURRA STREET ALTONA VIC 3018

2 2 -

Sold Price RS **$740,000** Sold Date **17-Jun-26**

Distance **1.09km**

1/19 MERRITT COURT ALTONA VIC 3018

2 1 1

Sold Price **$730,000** Sold Date **31-Mar-26**

Distance **0.67km**

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

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