

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

3/39 HEARN 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

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

4/77 HANSEN STREET ALTONA NORTH VIC 3025	\$630,000	14-May-26
3/18-20 MARIGOLD AVENUE ALTONA NORTH VIC 3025	\$655,000	19-May-26
2/3 ESTELLE COURT ALTONA NORTH VIC 3025	\$655,000	08-Apr-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: 03 August 2026



4/77 HANSEN STREET ALTONA NORTH VIC 3025

2 1 1

Sold Price **\$630,000** Sold Date **14-May-26**

Distance **0.79km**



3/18-20 MARIGOLD AVENUE ALTONA NORTH VIC 3025

2 1 1

Sold Price **\$655,000** Sold Date **19-May-26**

Distance **1.33km**



2/3 ESTELLE COURT ALTONA NORTH VIC 3025

2 1 1

Sold Price Sold Date **08-Apr-26**

Distance **1.59km**

RS = Recent sale

UN = Undisclosed Sale

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