

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

3A ROSALA 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

\$890,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$960,500

Property type

Land

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 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

20A MISTEN AVENUE ALTONA NORTH VIC 3025	\$955,000	05-May-26
2A DUKE STREET ALTONA NORTH VIC 3025	\$949,500	11-Apr-26
12 HENDREN AVENUE ALTONA NORTH VIC 3025	\$925,000	18-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: 25 June 2026



**20A MISTEN AVENUE ALTONA
NORTH VIC 3025**

 4  3  2

Sold Price

\$955,000

Sold Date **05-May-26**

Distance

0km



**2A DUKE STREET ALTONA NORTH
VIC 3025**

 4  2  1

Sold Price

^{RS} **\$949,500**

Sold Date **11-Apr-26**

Distance

0.83km



**12 HENDREN AVENUE ALTONA
NORTH VIC 3025**

 4  2  1

Sold Price

\$925,000

Sold Date **18-Feb-26**

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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