

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

4/77 HANSEN 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$746,000

Property type

Unit

Suburb

Altona North

Period-from

01 Apr 2025

to

31 Mar 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

3/34 CYCLAMEN AVENUE ALTONA NORTH VIC 3025	\$675,000	15-Jan-26
3/14 COLLINS AVENUE ALTONA NORTH VIC 3025	\$692,500	30-Mar-26
3/16 MITCHELL AVENUE ALTONA NORTH VIC 3025	\$703,000	08-Nov-25

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: 13 April 2026



3/34 CYCLAMEN AVENUE ALTONA Sold Price

\$675,000

Sold Date **15-Jan-26**

NORTH VIC 3025

2 1 1

Distance **1.22km**



3/14 COLLINS AVENUE ALTONA Sold Price

^{RS} **\$692,500**

Sold Date **30-Mar-26**

NORTH VIC 3025

2 1 1

Distance **0.43km**



3/16 MITCHELL AVENUE ALTONA Sold Price

\$703,000

Sold Date **08-Nov-25**

NORTH VIC 3025

2 1 1

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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