

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

3/38 DAVID 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Altona

Period-from

01 Dec 2024

to

30 Nov 2025

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

1/31 BAYVIEW STREET ALTONA VIC 3018	\$737,000	05-Nov-25
4/27 PURNELL STREET ALTONA VIC 3018	\$710,000	13-Sep-25
4/40 RAYNER STREET ALTONA VIC 3018	\$745,000	02-Sep-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: 15 December 2025



**1/31 BAYVIEW STREET ALTONA
VIC 3018**

2 1 1

Sold Price

\$737,000

Sold Date **05-Nov-25**

Distance **0.77km**



**4/27 PURNELL STREET ALTONA
VIC 3018**

2 1 1

Sold Price

\$710,000

Sold Date **13-Sep-25**

Distance **1.56km**



**4/40 RAYNER STREET ALTONA
VIC 3018**

2 1 1

Sold Price

\$745,000

Sold Date **02-Sep-25**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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