

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

2/7 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

\$875,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Altona

Period-from

01 Oct 2024

to

30 Sep 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

2/13 DAVID STREET ALTONA VIC 3018	\$940,000	28-Aug-25
2/61 MAIDSTONE STREET ALTONA VIC 3018	\$870,000	30-Sep-25
144A BLYTH STREET ALTONA VIC 3018	\$885,000	04-Oct-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: 21 October 2025



2/13 DAVID STREET ALTONA VIC 3018

Sold Price

^{RS} **\$940,000**

Sold Date **28-Aug-25**

3 2 2

Distance **0.06km**



2/61 MAIDSTONE STREET ALTONA VIC 3018

Sold Price

^{RS} **\$870,000**

Sold Date **30-Sep-25**

4 2 2

Distance **0km**



144A BLYTH STREET ALTONA VIC 3018

Sold Price

^{RS} **\$885,000**

Sold Date **04-Oct-25**

3 2 1

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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