

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

1/8 RYMILL COURT 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$947,250

Property type

House

Suburb

Altona North

Period-from

01 Jul 2025

to

30 Jun 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

2/9 MONTEITH STREET ALTONA NORTH VIC 3025	\$721,000	13-Mar-26
1/384 BLACKSHAW'S ROAD ALTONA NORTH VIC 3025	\$743,500	30-May-26
1/241 BLACKSHAW'S ROAD ALTONA NORTH VIC 3025	\$755,000	31-May-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: 13 July 2026



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**2/9 MONTEITH STREET ALTONA
NORTH VIC 3025**

3 1 1

Sold Price

\$721,000

Sold Date

13-Mar-26

Distance

2.14km



**1/384 BLACKSHAW'S ROAD
ALTONA NORTH VIC 3025**

3 1 2

Sold Price

^{RS} **\$743,500**

Sold Date

30-May-26

Distance

0.6km



**1/241 BLACKSHAW'S ROAD
ALTONA NORTH VIC 3025**

3 1 1

Sold Price

\$755,000

Sold Date

31-May-26

Distance

2.09km

RS = Recent sale

UN = Undisclosed Sale

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