

## 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

5 CAIN COURT ALTONA VIC 3018

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$995,000

&

\$1,090,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,190,000

Property type

House

Suburb

Altona

Period-from

01 Aug 2025

to

31 Jul 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

|                                     |             |           |
|-------------------------------------|-------------|-----------|
| 8 CHIFLEY AVENUE ALTONA VIC 3018    | \$990,000   | 30-Jul-26 |
| 7 STIRLING AVENUE SEAHOLME VIC 3018 | \$1,029,000 | 04-Aug-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: 24 August 2026



Mark Della

P 0409 002 907

M 0409 002 907

E markdella@mancini.com.au



**8 CHIFLEY AVENUE ALTONA VIC 3018**

Sold Price

<sup>RS</sup>

**\$990,000**

Sold Date

**30-Jul-26**

3

1

1

Distance

**0.06km**



**7 STIRLING AVENUE SEAHOLME VIC 3018**

Sold Price

<sup>RS</sup>

**\$1,029,000**

Sold Date

**04-Aug-26**

3

1

-

Distance

**0.32km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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