

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

31B HUXTABLE AVENUE 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

\$1,150,000

or range
between

Median sale price

(*Delete house or unit as applicable)

Median Price

\$949,000

Property type

Unit

Suburb

Altona North

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

19A MAHON AVENUE ALTONA NORTH VIC 3025	\$1,100,000	01-Sep-2025
25A MARIGOLD AVENUE ALTONA NORTH VIC 3025	\$1,150,000	26-Aug-25
19 MAHON AVENUE ALTONA NORTH VIC 3025	\$1,100,000	03-Jul-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: 06 October 2025

	19A MAHON AVENUE ALTONA NORTH VIC 3025	Sold Price	^{RS} \$1,100,000	Sold Date	01-Sep-2025
	 4  2  3			Distance	0km
	25A MARIGOLD AVENUE ALTONA NORTH VIC 3025	Sold Price	^{RS} \$1,150,000	Sold Date	26-Aug-25
	 3  2  1			Distance	0.24km
	19 MAHON AVENUE ALTONA NORTH VIC 3025	Sold Price	^{RS} \$1,100,000	Sold Date	03-Jul-25
	 4  2  1			Distance	0.14km

RS = Recent sale **UN** = Undisclosed Sale

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