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	2/9 ROSE 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	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$694,000	Property type	Unit	Suburb	Altona
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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
1/42 GRIEVE PARADE ALTONA VIC 3018	$780,000	25-Jan-25
4/12 HANCOCK STREET ALTONA VIC 3018	$779,000	26-Feb-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: 24 May 2025

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1/42 GRIEVE PARADE ALTONA VIC 3018 Sold Price **$780,000** Sold Date **25-Jan-25**

2 2 1 Distance **0.39km**



4/12 HANCOCK STREET ALTONA VIC 3018 Sold Price **$779,000** Sold Date **26-Feb-25**

2 2 1 Distance **0.75km**

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

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