

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

4 KNAPP STREET 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

\$870,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$904,000

Property type

House

Suburb

Altona North

Period-from

01 Dec 2024

to

30 Nov 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

1A HARRIS STREET ALTONA NORTH VIC 3025	\$848,000	20-May-25
1/10 VIOLA AVENUE BROOKLYN VIC 3012	\$896,000	15-Nov-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.

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**1A HARRIS STREET ALTONA
NORTH VIC 3025**

 3  2  1

Sold Price **\$848,000** Sold Date **20-May-25**

Distance **0.38km**



**1/10 VIOLA AVENUE BROOKLYN
VIC 3012**

 3  3  1

Sold Price ^{RS} **\$896,000** Sold Date **15-Nov-25**

Distance **1km**

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

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