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	38 WINDSOR CRESCENT 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	$720,000	&	$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$904,000	Property type	House	Suburb	Altona North
Period-from	01 Nov 2024	to	31 Oct 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
1 DOUGLAS STREET ALTONA NORTH VIC 3025	$740,000	27-Oct-25
34A MAY STREET ALTONA NORTH VIC 3025	$780,000	09-Oct-25
30 GINIFER AVENUE ALTONA NORTH VIC 3025	$817,500	19-Jun-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: 29 November 2025

THE AGENCY
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1 DOUGLAS STREET ALTONA NORTH VIC 3025

3 1 1

Sold Price RS $740,000 Sold Date 27-Oct-25

Distance 0.16km



34A MAY STREET ALTONA NORTH VIC 3025

3 3 2

Sold Price $780,000 Sold Date 09-Oct-25

Distance 1.15km



30 GINIFER AVENUE ALTONA NORTH VIC 3025

3 2 1

Sold Price RS $817,500 UN Sold Date 19-Jun-25

Distance 0.95km

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

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