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	6 Murdoch Court, Altona North Vic 3025

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $800,000 & $880,000

Median sale price

Median price $950,000 Property Type House Suburb Altona North

Period - From 27/02/2025 to 26/02/2026 Source Property Data

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 six 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	57 Corrigan Av BROOKLYN 3012	$820,000	13/12/2025
2	35 Stenhouse Av BROOKLYN 3012	$850,000	13/12/2025
3	53 Irwin Av ALTONA NORTH 3025	$880,000	22/11/2025

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 six months.~~

This Statement of Information was prepared on: 27/02/2026 08:36

6 Murdoch Court, Altona North Vic 3025



Property Type:
Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median House Price
27/02/2025 - 26/02/2026: $950,000

Comparable Properties



57 Corrigan Av BROOKLYN 3012 (REI)

3 | 1 | 3

Price: $820,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 699 sqm approx

Agent Comments



35 Stenhouse Av BROOKLYN 3012 (REI)

4 | 2 | 3

Price: $850,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House
Land Size: 699 sqm approx

Agent Comments

53 Irwin Av ALTONA NORTH 3025 (REI/VG)

3 | 1 | 2

Price: $880,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 673 sqm approx

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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