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	2/21 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~~		or range between	$620,000	&	$682,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$748,000	Property type	Unit	Suburb	Altona North
Period-from	01 Mar 2025	to	28 Feb 2026	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
44 GLYNN AVENUE ALTONA NORTH VIC 3025	680000	16-Feb-26
2/11 ALMOND AVENUE BROOKLYN VIC 3012	667500	30-Aug-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 March 2026

Glen Baird
P (03) 8387 0000
M 0425762344
E glenbaird@jelliscraig.com.au



44 GLYNN AVENUE ALTONA NORTH VIC 3025

2 2 1

Sold Price RS 680000 Sold Date 16-Feb-26

Distance 0.98km



2/11 ALMOND AVENUE BROOKLYN VIC 3012

2 1 1

Sold Price 667500 Sold Date 30-Aug-25

Distance 1.45km

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

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