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	26 McIntosh Road, Altona North Vic 3025

Indicative selling price

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

Single price $955,000

Median sale price

Median price $887,500 Property Type Townhouse Suburb Altona North

Period - From 09/05/2024 to 08/05/2025 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	80 Third Av ALTONA NORTH 3025	$925,000	26/02/2025
2			
3			

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: 09/05/2025 10:18

26 McIntosh Road, Altona North Vic 3025



3 2 3

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$955,000
Median Townhouse Price
09/05/2024 - 08/05/2025: $887,500

Comparable Properties



80 Third Av ALTONA NORTH 3025 (REI/VG)

3 2 2

Price: $925,000
Method: Private Sale
Date: 26/02/2025
Property Type: Townhouse (Single)
Land Size: 557 sqm approx

Agent Comments

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.

Account - Hodges | P: 03 9557 7891 | F: 03 9557 6375

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