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	3 POLLARD COURT ALTONA VIC 3018

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	$1,280,000	&	$1,360,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,180,000	Property type	House	Suburb	Altona
Period-from	01 Jul 2024	to	30 Jun 2025	Source	Corelogic

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
10 BLYTH STREET ALTONA VIC 3018	$1,350,000	28-Mar-25
14 EMERY COURT ALTONA VIC 3018	$1,287,500	14-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: 03 July 2025

THE AGENCY
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10 BLYTH STREET ALTONA VIC 3018

4 3 1

Sold Price **$1,350,000** Sold Date **28-Mar-25**

Distance **0.6km**



14 EMERY COURT ALTONA VIC 3018

3 2 1

Sold Price RS **$1,287,500** Sold Date **14-Jun-25**

Distance **1.48km**

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

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