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	1/18-20 MARIGOLD 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	$835,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$949,000	Property type	House	Suburb	Altona North
Period-from	01 Sep 2024	to	31 Aug 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
30 GINIFER AVENUE ALTONA NORTH VIC 3025	817500	19-Jun-25
1A HARRIS STREET ALTONA NORTH VIC 3025	848000	20-May-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: 30 September 2025

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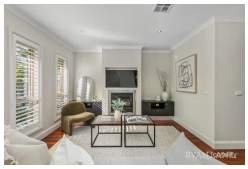


30 GINIFER AVENUE ALTONA NORTH VIC 3025

3 2 1

Sold Price RS **817500** UN Sold Date **19-Jun-25**

Distance **1.43km**



1A HARRIS STREET ALTONA NORTH VIC 3025

3 2 1

Sold Price **848000** Sold Date **20-May-25**

Distance **1.43km**

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

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