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	2/5 ANGUS 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	$770,000	&	$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$747,000	Property type	Unit	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
2/21 MAHON AVENUE ALTONA NORTH VIC 3025	$780,000	17-Jul-25
11A ROSALA AVENUE ALTONA NORTH VIC 3025	$770,000	06-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: 24 September 2025

Greg Cusack 22/9/25

CONSUMER AFFAIRS VICTORIA

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2/21 MAHON AVENUE ALTONA NORTH VIC 3025

3 2 1

Sold Price **$780,000** Sold Date **17-Jul-25**

Distance **1.04km**



11A ROSALA AVENUE ALTONA NORTH VIC 3025

3 2 2

Sold Price **$770,000** Sold Date **06-Jun-25**

Distance **1.67km**

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

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