

## 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

2/1 EDWARD AVENUE ALTONA NORTH VIC 3025

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$745,000

&

\$775,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$950,000

Property type

Commercial

Suburb

Altona North

Period-from

01 Apr 2024

to

31 Mar 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

1 LIGHT STREET ALTONA NORTH VIC 3025	\$774,000	01-Jan-25
1A MURDOCH COURT ALTONA NORTH VIC 3025	\$750,000	26-Mar-25
1/82 MAY STREET ALTONA NORTH VIC 3025	\$770,000	21-Nov-24

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: 07 April 2025



**1 LIGHT STREET ALTONA NORTH  
VIC 3025**

 3  2  1

Sold Price

<sup>RS</sup> **\$774,000** <sup>UN</sup>

Sold Date

**01-Jan-25**

Distance

**0.8km**



**1A MURDOCH COURT ALTONA  
NORTH VIC 3025**

 3  2  1

Sold Price

<sup>RS</sup> **\$750,000**

Sold Date

**26-Mar-25**

Distance

**0.96km**



**1/82 MAY STREET ALTONA NORTH  
VIC 3025**

 3  2  1

Sold Price

**\$770,000**

Sold Date

**21-Nov-24**

Distance

**0.32km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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