

## 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

8 FISHER COURT ALTONA VIC 3018

### Indicative selling price

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

Single Price

\$1,399,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,155,000

Property type

House

Suburb

Altona

Period-from

01 Feb 2024

to

31 Jan 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

159 BLYTH STREET ALTONA VIC 3018	\$1,400,000	13-Sep-24
20A MCBAIN STREET ALTONA VIC 3018	\$1,490,000	17-Oct-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: 20 February 2025



**159 BLYTH STREET ALTONA VIC 3018**

Sold Price

**\$1,400,000**

Sold Date

**13-Sep-24**

4 3 3

Distance

**1.9km**



**20A MCBAIN STREET ALTONA VIC 3018**

Sold Price

**\$1,490,000**

Sold Date

**17-Oct-24**

4 3 1

Distance

**0.89km**

RS = Recent sale

UN = Undisclosed Sale

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