

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

1/14 SEAGULL AVENUE 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

\$880,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

Other

Suburb

Altona

Period-from

01 Nov 2024

to

31 Oct 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

13 MERRITT COURT ALTONA VIC 3018	\$950,000	15-Oct-25
70 ROMAWI STREET ALTONA VIC 3018	\$890,000	13-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: 13 November 2025



13 MERRITT COURT ALTONA VIC 3018

Sold Price

^{RS} **\$950,000**

Sold Date

15-Oct-25

3

1

1

Distance

1.33km



70 ROMAWI STREET ALTONA VIC 3018

Sold Price

\$890,000

Sold Date

13-Jun-25

3

1

1

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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