

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



**30 GINIFER AVENUE ALTONA
NORTH VIC 3025**

 3  2  1

Sold Price

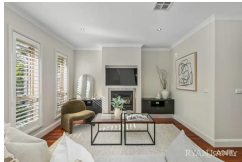
^{RS} **817500** ^{UN}

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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