

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

1/31 BAYVIEW STREET 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

\$695,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,500

Property type

Unit

Suburb

Altona

Period-from

01 Oct 2024

to

30 Sep 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

2/15-17 RAILWAY STREET NORTH ALTONA VIC 3018	\$780,000	04-Jul-25
5/1 BELL AVENUE ALTONA VIC 3018	\$738,000	24-Oct-18
4/27 PURNELL STREET ALTONA VIC 3018	\$710,000	13-Sep-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: 21 October 2025



**2/15-17 RAILWAY STREET NORTH
ALTONA VIC 3018**

2 1 1

Sold Price

\$780,000

Sold Date

04-Jul-25

Distance

0.15km



**5/1 BELL AVENUE ALTONA VIC
3018**

2 1 1

Sold Price

\$738,000

Sold Date

24-Oct-18

Distance

2.79km



**4/27 PURNELL STREET ALTONA
VIC 3018**

2 1 1

Sold Price

^{RS} **\$710,000**

Sold Date

13-Sep-25

Distance

2.33km

RS = Recent sale

UN = Undisclosed Sale

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