

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

1/38 FREEMANS ROAD 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

or range
between

\$740,000

&

\$755,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$748,500

Property type

Unit

Suburb

Altona North

Period-from

01 Aug 2024

to

31 Jul 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

19A ROSALA AVENUE ALTONA NORTH VIC 3025	\$747,000	13-Mar-25
1A MURDOCH COURT ALTONA NORTH VIC 3025	\$750,000	19-Mar-25
1/8 MITCHELL AVENUE ALTONA NORTH VIC 3025	\$765,000	04-Apr-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: 05 August 2025



19A ROSALA AVENUE ALTONA NORTH VIC 3025

3 2 2

Sold Price

RS

\$747,000

Sold Date

13-Mar-25

Distance

0.25km



1A MURDOCH COURT ALTONA NORTH VIC 3025

3 2 1

Sold Price

\$750,000

Sold Date

19-Mar-25

Distance

0.14km



1/8 MITCHELL AVENUE ALTONA NORTH VIC 3025

3 2 1

Sold Price

\$765,000

Sold Date

04-Apr-25

Distance

2.23km



1/21 MAHON AVENUE ALTONA NORTH VIC 3025

3 2 2

Sold Price

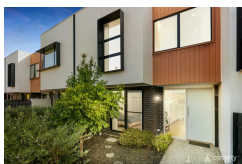
\$770,000

Sold Date

20-Jun-25

Distance

1.01km



11A ROSALA AVENUE ALTONA NORTH VIC 3025

3 2 2

Sold Price

Sold Date

06-Jun-25

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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