

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

1/98 Marion Street, Altona North Vic 3025

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$570,000

&

\$620,000

Median sale price

Median price

\$645,000

Property Type

Unit

Suburb

Altona North

Period - From

19/06/2024

to

18/06/2025

Source

Property Data

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 six 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
1	2/8 Fourth Av ALTONA NORTH 3025	\$582,000	23/05/2025
2	3/5 Douglas St ALTONA NORTH 3025	\$585,000	22/03/2025
3	1/39 Hearn St ALTONA NORTH 3025	\$592,000	15/02/2025

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 six months.~~

This Statement of Information was prepared on:

19/06/2025 10:56



Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$570,000 - \$620,000
Median Unit Price
19/06/2024 - 18/06/2025: \$645,000

Comparable Properties



2/8 Fourth Av ALTONA NORTH 3025 (REI) Agent Comments

Price: \$582,000
Method: Sold Before Auction
Date: 23/05/2025
Property Type: Unit



3/5 Douglas St ALTONA NORTH 3025 (REI/VG) Agent Comments

Price: \$585,000
Method: Auction Sale
Date: 22/03/2025
Property Type: Unit
Land Size: 251 sqm approx



1/39 Hearn St ALTONA NORTH 3025 (REI/VG) Agent Comments

Price: \$592,000
Method: Auction Sale
Date: 15/02/2025
Property Type: Unit

Account - Jas Stephens - Yarraville | P: 03 93169000



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