

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

138 Mills Street, Altona North Vic 3025

Indicative selling price

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

Range between

\$1,130,000

&

\$1,190,000

Median sale price

Median price

\$850,000

Property Type

Townhouse

Suburb

Altona North

Period - From

27/03/2024

to

26/03/2025

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	86a Hansen St ALTONA NORTH 3025	\$1,180,000	14/03/2025
2	55A Second Av ALTONA NORTH 3025	\$1,180,000	13/03/2025
3	13 Clematis Av ALTONA NORTH 3025	\$1,190,000	01/03/2025

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:

27/03/2025 10:39



 4  3  2

Property Type: House (Res)

Land Size: 278 sqm approx

Agent Comments

Comparable Properties



86a Hansen St ALTONA NORTH 3025 (REI)

Agent Comments

 5  3  2

Price: \$1,180,000

Method: Private Sale

Date: 14/03/2025

Property Type: House



55A Second Av ALTONA NORTH 3025 (REI)

Agent Comments

 4  3  1

Price: \$1,180,000

Method: Private Sale

Date: 13/03/2025

Property Type: Townhouse (Single)



13 Clematis Av ALTONA NORTH 3025 (REI)

Agent Comments

 5  3  3

Price: \$1,190,000

Method: Auction Sale

Date: 01/03/2025

Property Type: House (Res)