

## 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

19 THE CIRCLE ALTONA NORTH VIC 3025

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$860,000

&

\$945,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Altona North

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

46 FIFTH AVENUE ALTONA NORTH VIC 3025

\$950,000

29-May-25

53 SIXTH AVENUE ALTONA NORTH VIC 3025

\$880,000

15-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: 14 July 2025



**46 FIFTH AVENUE ALTONA  
NORTH VIC 3025**

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Sold Price **\$950,000** Sold Date **29-May-25**

Distance **1.2km**



**53 SIXTH AVENUE ALTONA NORTH  
VIC 3025**

3 1 1

Sold Price <sup>RS</sup> **\$880,000** Sold Date **15-Apr-25**

Distance **1.35km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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