

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

2/18 CHERRY AVENUE 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

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$748,500

Property type

Unit

Suburb

Altona North

Period-from

01 Nov 2024

to

31 Oct 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

3/6 CYCLAMEN AVENUE ALTONA NORTH VIC 3025	700000	02-Oct-25
3/9 CRESSER STREET ALTONA NORTH VIC 3025	695000	22-Jul-25
3/48 CRESSER STREET ALTONA NORTH VIC 3025	700000	11-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: 10 November 2025



**3/6 CYCLAMEN AVENUE ALTONA
NORTH VIC 3025**

 2  1  1

Sold Price

^{RS}

700000

Sold Date

02-Oct-25

Distance

1km



**3/9 CRESSER STREET ALTONA
NORTH VIC 3025**

 2  1  1

Sold Price

695000

Sold Date

22-Jul-25

Distance

0.77km



**3/48 CRESSER STREET ALTONA
NORTH VIC 3025**

 2  1  1

Sold Price

^{RS}

700000

Sold Date

11-Sep-25

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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