

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

2/21 MAHON 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Altona North

Period-from

01 Jun 2024

to

31 May 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

4/26 VALERIAN AVENUE ALTONA NORTH VIC 3025	\$780,000	16-Mar-25
2/23 KYLE ROAD ALTONA NORTH VIC 3025	\$800,000	04-Mar-25
19A ROSALA AVENUE ALTONA NORTH VIC 3025	\$747,000	27-Feb-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: 07 June 2025



4/26 VALERIAN AVENUE ALTONA NORTH VIC 3025 Sold Price **\$780,000** Sold Date **16-Mar-25**

 3  3  -

Distance **0.05km**



2/23 KYLE ROAD ALTONA NORTH VIC 3025 Sold Price **\$800,000** Sold Date **04-Mar-25**

 3  2  1

Distance **0.5km**



19A ROSALA AVENUE ALTONA NORTH VIC 3025 Sold Price **\$747,000** Sold Date **27-Feb-25**

 3  2  2

Distance **0.88km**

RS = Recent sale UN = Undisclosed Sale

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