

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

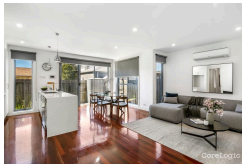
Date of sale

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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