

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

2/261 ESPLANADE ALTONA VIC 3018

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

\$500,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,500

Property type

Unit

Suburb

Altona

Period-from

01 Oct 2024

to

30 Sep 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

112/117 PIER STREET ALTONA VIC 3018	\$520,000	30-Apr-25
105/118 PIER STREET ALTONA VIC 3018	\$540,000	-
208/117 PIER STREET ALTONA VIC 3018	\$524,000	06-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: 28 October 2025

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112/117 PIER STREET ALTONA VIC 3018 Sold Price **\$520,000** Sold Date **30-Apr-25**
Distance **1.19km**
3 2 1



105/118 PIER STREET ALTONA VIC 3018 Sold Price **\$540,000** Sold Date **-**
Distance **0km**
2 2 1



208/117 PIER STREET ALTONA VIC 3018 Sold Price **\$524,000** Sold Date **06-Feb-25**
Distance **1.19km**
2 2 1

RS = Recent sale UN = Undisclosed Sale

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