

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

5 KIM COURT 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

\$970,000

&

\$1,060,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$694,000

Property type

Unit

Suburb

Altona

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

3/5 KIM COURT ALTONA VIC 3018	\$1,045,000	20-Mar-25
26 LOWE AVENUE ALTONA VIC 3018	\$1,150,000	08-May-25
3/11 DAVID STREET ALTONA VIC 3018	\$975,000	29-Mar-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: 06 June 2025



3/5 KIM COURT ALTONA VIC 3018 Sold Price ^{RS} **\$1,045,000** Sold Date **20-Mar-25**

4 2 2

Distance -



26 LOWE AVENUE ALTONA VIC 3018 Sold Price ^{RS} **\$1,150,000** Sold Date **08-May-25**

4 2 1

Distance **0.38km**



3/11 DAVID STREET ALTONA VIC 3018 Sold Price **\$975,000** Sold Date **29-Mar-25**

4 3 2

Distance **1.39km**

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

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