

## 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

21A MCARTHURS ROAD ALTONA NORTH VIC 3025

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$740,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$904,000

Property type

House

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 32 MISTEN AVENUE ALTONA NORTH VIC 3025 | \$790,000 | 10-Nov-25 |
| 2/5 ANGUS AVENUE ALTONA NORTH VIC 3025 | \$790,000 | 11-Nov-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: 13 November 2025



## 32 MISTEN AVENUE ALTONA NORTH VIC 3025

3 2 2

Sold Price

<sup>RS</sup> **\$790,000**

Sold Date **10-Nov-25**

Distance **0.74km**



## 2/5 ANGUS AVENUE ALTONA NORTH VIC 3025

3 1 1

Sold Price

Sold Date **11-Nov-25**

Distance **1.2km**

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

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