

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

299 MILLERS ROAD 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

\$900,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$895,000

Property type

House

Suburb

Altona North

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

3 HILL STREET ALTONA NORTH VIC 3025	\$905,000	11-Oct-25
40 ROSALA AVENUE ALTONA NORTH VIC 3025	\$909,000	24-Sep-25
65 MCINTOSH ROAD ALTONA NORTH VIC 3025	\$900,000	06-Sep-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: 17 October 2025

	3 HILL STREET ALTONA NORTH VIC 3025		Sold Price	^{RS} \$905,000	Sold Date	11-Oct-25
	 3	 1	 -		Distance	1.36km
	40 ROSALA AVENUE ALTONA NORTH VIC 3025		Sold Price	^{RS} \$909,000	Sold Date	24-Sep-25
	 3	 1	 1		Distance	1.78km
	65 MCINTOSH ROAD ALTONA NORTH VIC 3025		Sold Price	^{RS} \$900,000	Sold Date	06-Sep-25
	 3	 1	 2		Distance	0.64km

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

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