

## 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

3/253 ESPLANADE ALTONA VIC 3018

### 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

\$520,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Altona

Period-from

01 Jul 2025

to

30 Jun 2026

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

5/245 ESPLANADE ALTONA VIC 3018

\$536,500

31-Jan-26

2/261 ESPLANADE ALTONA VIC 3018

\$557,500

05-Feb-26

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 July 2026



**5/245 ESPLANADE ALTONA VIC 3018**

Sold Price

**\$536,500**

Sold Date

**31-Jan-26**

2

1

1

Distance

**0.07km**



**2/261 ESPLANADE ALTONA VIC 3018**

Sold Price

<sup>RS</sup> **\$557,500**

Sold Date

**05-Feb-26**

2

1

1

Distance

**0.07km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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