

## 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

3/61 ROSE STREET 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

\$640,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$714,000

Property type

Unit

Suburb

Altona

Period-from

01 Jul 2024

to

30 Jun 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 1/43 RAYNER STREET ALTONA VIC 3018  | \$680,000 | 06-Jun-25 |
| 6/58 UPTON STREET ALTONA VIC 3018   | \$680,000 | 24-May-25 |
| 3/18 HANCOCK STREET ALTONA VIC 3018 | \$655,000 | 01-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: 18 July 2025



**1/43 RAYNER STREET ALTONA VIC 3018**

Sold Price

<sup>RS</sup>

**\$680,000**

Sold Date

**06-Jun-25**

 2

 1

 1

Distance

**0.13km**



**6/58 UPTON STREET ALTONA VIC 3018**

Sold Price

Sold Date

**24-May-25**

 2

 1

 -

Distance

**0.44km**



**3/18 HANCOCK STREET ALTONA VIC 3018**

Sold Price

**\$655,000**

Sold Date

**01-Feb-25**

 2

 1

 1

Distance

**0.32km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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