

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

3/63 MCINTYRE DRIVE 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Altona

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

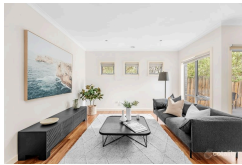
Date of sale

4/29 RAYNER STREET ALTONA VIC 3018	\$770,000	08-Apr-25
1/98 MAIDSTONE STREET ALTONA VIC 3018	\$830,000	22-Jul-25
1/35 LINNET STREET ALTONA VIC 3018	\$880,000	28-Apr-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: 29 October 2025



**4/29 RAYNER STREET ALTONA
VIC 3018**

3 2 1

Sold Price **\$770,000** Sold Date **08-Apr-25**

Distance **1.29km**



**1/98 MAIDSTONE STREET ALTONA
VIC 3018**

3 2 2

Sold Price **\$830,000** Sold Date **22-Jul-25**

Distance **1.41km**



**1/35 LINNET STREET ALTONA VIC
3018**

3 2 2

Sold Price **\$880,000** Sold Date **28-Apr-25**

Distance **1.49km**

RS = Recent sale

UN = Undisclosed Sale

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