

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

3/9 CRESSER STREET 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

or range
between

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Altona North

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

7/9-11 KYLE ROAD ALTONA NORTH VIC 3025	\$700,000	12-Apr-25
3/24 EDWARD AVENUE ALTONA NORTH VIC 3025	\$720,000	15-Jan-25
2/56 MISTEN AVENUE ALTONA NORTH VIC 3025	\$720,000	13-Mar-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: 07 July 2025



7/9-11 KYLE ROAD ALTONA NORTH VIC 3025

 2  1  1

Sold Price

\$700,000

Sold Date

12-Apr-25

Distance

0.77km



3/24 EDWARD AVENUE ALTONA NORTH VIC 3025

 2  2  1

Sold Price

\$720,000

Sold Date

15-Jan-25

Distance

1.11km



2/56 MISTEN AVENUE ALTONA NORTH VIC 3025

 2  2  1

Sold Price

^{RS} **\$720,000**

Sold Date

13-Mar-25

Distance

1.65km

RS = Recent sale

UN = Undisclosed Sale

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