

## 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 POLLARD COURT ALTONA VIC 3018

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,280,000

&

\$1,360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,180,000

Property type

House

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

10 BLYTH STREET ALTONA VIC 3018

\$1,350,000

28-Mar-25

14 EMERY COURT ALTONA VIC 3018

\$1,287,500

14-Jun-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: 03 July 2025



## 10 BLYTH STREET ALTONA VIC 3018

4 3 1

Sold Price

**\$1,350,000**

Sold Date

**28-Mar-25**

Distance

**0.6km**



## 14 EMERY COURT ALTONA VIC 3018

3 2 1

Sold Price

<sup>RS</sup> **\$1,287,500**

Sold Date

**14-Jun-25**

Distance

**1.48km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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