

## 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

31 DAVID 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

\$1,300,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,210,000

Property type

House

Suburb

Altona

Period-from

01 Sep 2025

to

31 Aug 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

|                                   |             |           |
|-----------------------------------|-------------|-----------|
| 122 BLYTH STREET ALTONA VIC 3018  | \$1,285,000 | 11-Aug-26 |
| 28 STANLEY STREET ALTONA VIC 3018 | \$1,280,000 | 23-Apr-26 |
| 9 BRACKEN GROVE ALTONA VIC 3018   | \$1,290,000 | 20-Mar-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: 09 September 2026



**122 BLYTH STREET ALTONA VIC 3018**

Sold Price

<sup>RS</sup>

**\$1,285,000**

Sold Date

**11-Aug-26**



3



1



1

Distance

**0.57km**



**28 STANLEY STREET ALTONA VIC 3018**

Sold Price

<sup>RS</sup>

**\$1,280,000**

Sold Date

**23-Apr-26**



3



1



3

Distance

**1.04km**



**9 BRACKEN GROVE ALTONA VIC 3018**

Sold Price

**\$1,290,000**

Sold Date

**20-Mar-26**



3



1



2

Distance

**0.95km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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