

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 Sixth Avenue, Altona North Vic 3025

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000

&

\$880,000

Median sale price

Median price \$955,000

Property Type House

Suburb Altona North

Period - From 01/10/2024

to

30/09/2025

Source REIV

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 six 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	25a Cooper Av ALTONA NORTH 3025	\$922,000	09/09/2025
2	19a Murphy St ALTONA NORTH 3025	\$865,000	17/07/2025
3	18 Fourth Av ALTONA NORTH 3025	\$900,000	14/05/2025

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 six months.~~

This Statement of Information was prepared on:

13/10/2025 14:11

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 3  2  1

Rooms: 4
Property Type: House
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
Year ending September 2025: \$955,000

Comparable Properties



25a Cooper Av ALTONA NORTH 3025 (REI)

Agent Comments

 3  2  1

Price: \$922,000
Method: Private Sale
Date: 09/09/2025
Property Type: House
Land Size: 268 sqm approx



19a Murphy St ALTONA NORTH 3025 (REI/VG)

Agent Comments

 3  2  1

Price: \$865,000
Method: Private Sale
Date: 17/07/2025
Property Type: Unit
Land Size: 293 sqm approx



18 Fourth Av ALTONA NORTH 3025 (REI/VG)

Agent Comments

 3  2  3

Price: \$900,000
Method: Sold Before Auction
Date: 14/05/2025
Property Type: Townhouse (Single)
Land Size: 273 sqm approx

Account - Whitefox Real Estate | P: 96459699