

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

38 GALVIN STREET 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,180,000

Property type

House

Suburb

Altona

Period-from

01 Jun 2024

to

31 May 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

154 GRIEVE PARADE ALTONA VIC 3018	\$869,000	09-Feb-25
168 MAIDSTONE STREET ALTONA VIC 3018	\$880,000	14-Apr-25
8 LOWE AVENUE ALTONA VIC 3018	\$864,000	31-Jan-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: 30 June 2025



154 GRIEVE PARADE ALTONA VIC 3018

Sold Price

\$869,000

Sold Date **09-Feb-25**

3 1 -

Distance **1.06km**



168 MAIDSTONE STREET ALTONA VIC 3018

Sold Price

^{RS} **\$880,000**

Sold Date **14-Apr-25**

3 2 2

Distance **0.11km**



8 LOWE AVENUE ALTONA VIC 3018

Sold Price

\$864,000

Sold Date **31-Jan-25**

3 - -

Distance **1.14km**

RS = Recent sale

UN = Undisclosed Sale

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