

## 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

4/26 VALERIAN AVENUE ALTONA NORTH VIC 3025

### 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

\$780,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Altona North

Period-from

01 Mar 2024

to

28 Feb 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

4/24 EDWARD AVENUE ALTONA NORTH VIC 3025	\$820,000	13-Dec-24
58B MACDONALD AVENUE ALTONA NORTH VIC 3025	\$830,000	06-Feb-25
107 SEVENTH AVENUE ALTONA NORTH VIC 3025	\$820,000	14-Feb-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: 06 March 2025

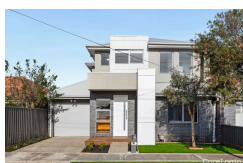


## 4/24 EDWARD AVENUE ALTONA NORTH VIC 3025

3 2 2

Sold Price **\$820,000** Sold Date **13-Dec-24**

Distance **0.35km**



## 58B MACDONALD AVENUE ALTONA NORTH VIC 3025

3 2 1

Sold Price <sup>RS</sup> **\$830,000** Sold Date **06-Feb-25**

Distance **0.88km**



## 107 SEVENTH AVENUE ALTONA NORTH VIC 3025

3 2 1

Sold Price <sup>RS</sup> **\$820,000** <sup>UN</sup> Sold Date **14-Feb-25**

Distance **0.74km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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