

## 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

4/38 UPTON STREET 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

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$714,000

Property type

Unit

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

6/58 UPTON STREET ALTONA VIC 3018	\$680,000	24-May-25
3/4 BOYD STREET ALTONA VIC 3018	\$707,500	19-Nov-24
1/43 RAYNER STREET ALTONA VIC 3018	\$680,000	06-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: 14 July 2025



**6/58 UPTON STREET ALTONA VIC 3018**

Sold Price

<sup>RS</sup> **\$680,000** Sold Date **24-May-25**

2 1 -

Distance **0.17km**



**3/4 BOYD STREET ALTONA VIC 3018**

Sold Price

**\$707,500** Sold Date **19-Nov-24**

2 2 1

Distance **0.65km**



**1/43 RAYNER STREET ALTONA VIC 3018**

Sold Price

<sup>RS</sup> **\$680,000** Sold Date **06-Jun-25**

2 1 1

Distance **0.32km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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