

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

45 Rosala 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 \$949,000

Property Type House

Suburb Altona North

Period - From 01/04/2025

to

30/06/2025

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	11 Lee St ALTONA NORTH 3025	\$840,000	26/06/2025
2	4 Cooper Av ALTONA NORTH 3025	\$855,000	12/04/2025
3	28 Joel Av ALTONA NORTH 3025	\$830,000	29/03/2025

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:

24/07/2025 14:04



Property Type: House (Previously Occupied - Detached)
Land Size: 673 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
June quarter 2025: \$949,000

Comparable Properties



11 Lee St ALTONA NORTH 3025 (REI)

[Agent Comments](#)



Price: \$840,000
Method: Private Sale
Date: 26/06/2025
Property Type: House
Land Size: 587 sqm approx



4 Cooper Av ALTONA NORTH 3025 (REI/VG)

[Agent Comments](#)



Price: \$855,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House
Land Size: 561 sqm approx



28 Joel Av ALTONA NORTH 3025 (REI)

[Agent Comments](#)



Price: \$830,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)