

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

48B Marigold Avenue, Altona North Vic 3025

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$953,000

Property Type House

Suburb Altona North

Period - From 01/07/2024

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	17a MacDonald Av ALTONA NORTH 3025	\$1,400,000	31/08/2025
2	3b Cleghorn Av ALTONA NORTH 3025	\$1,455,000	07/08/2025
3	1/12 Muir St SPOTSWOOD 3015	\$1,410,000	05/06/2025

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:

01/09/2025 15:33

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Property Type:
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
Year ending June 2025: \$953,000

Comparable Properties



17a MacDonald Av ALTONA NORTH 3025 (REI) Agent Comments



Price: \$1,400,000
Method: Sold After Auction
Date: 31/08/2025
Property Type: Townhouse (Single)



3b Cleghorn Av ALTONA NORTH 3025 (REI) Agent Comments



Price: \$1,455,000
Method: Sold Before Auction
Date: 07/08/2025
Property Type: Townhouse (Single)
Land Size: 294 sqm approx



1/12 Muir St SPOTSWOOD 3015 (REI/VG) Agent Comments



Price: \$1,410,000
Method: Private Sale
Date: 05/06/2025
Property Type: Townhouse (Single)
Land Size: 475 sqm approx