

## 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

54 QUEEN STREET ALTONA VIC 3018

### 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

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$689,500

Property type

Unit

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

4/22 DAVIES STREET ALTONA VIC 3018	\$1,300,000	02-May-25
2/97 ESPLANADE ALTONA VIC 3018	\$1,210,000	21-Mar-25
50A BRACKEN GROVE ALTONA VIC 3018	\$1,531,000	15-May-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: 26 June 2025



**4/22 DAVIES STREET ALTONA VIC 3018**

Sold Price

<sup>RS</sup> **\$1,300,000**

Sold Date **02-May-25**

 3  2  2

Distance **0.44km**



**2/97 ESPLANADE ALTONA VIC 3018**

Sold Price

**\$1,210,000**

Sold Date **21-Mar-25**

 3  1  2

Distance **0.18km**



**50A BRACKEN GROVE ALTONA VIC 3018**

Sold Price

<sup>RS</sup> **\$1,531,000**

Sold Date **15-May-25**

 4  3  1

Distance **2.34km**

RS = Recent sale

UN = Undisclosed Sale

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