

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

6/9-11 KYLE ROAD ALTONA NORTH VIC 3025

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Altona North

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

3/6 CYCLAMEN AVENUE ALTONA NORTH VIC 3025	\$700,000	02-Oct-25
3/48 CRESSER STREET ALTONA NORTH VIC 3025	\$700,000	11-Sep-25
1/98 MARION STREET ALTONA NORTH VIC 3025	\$695,000	19-Jul-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: 29 October 2025



3/6 CYCLAMEN AVENUE ALTONA NORTH VIC 3025

Sold Price

^{RS}

\$700,000

Sold Date

02-Oct-25

2

1

1

Distance

0.26km



3/48 CRESSER STREET ALTONA NORTH VIC 3025

Sold Price

Sold Date

11-Sep-25

2

1

1

Distance

0.89km



1/98 MARION STREET ALTONA NORTH VIC 3025

Sold Price

\$695,000

Sold Date

19-Jul-25

2

1

2

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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