

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 Hendren Avenue, Altona North Vic 3025

Indicative selling price

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

Range between

\$795,000

&

\$870,000

Median sale price

Median price

\$967,000

Property Type

House

Suburb

Altona North

Period - From

01/01/2025

to

31/03/2025

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 | 1A Amaranth Av ALTONA NORTH 3025 | \$890,000 | 24/04/2025 |
| 2 | 1B Amaranth Av ALTONA NORTH 3025 | \$893,000 | 17/04/2025 |
| 3 | 29 Maxwell Av ALTONA NORTH 3025 | \$925,000 | 08/05/2025 |

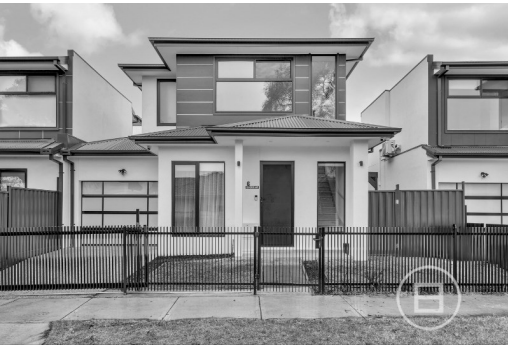
OR

~~**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:

02/07/2025 14:46

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3 2 1

Property Type:
Agent Comments

Indicative Selling Price
\$795,000 - \$870,000
Median House Price
March quarter 2025: \$967,000

Comparable Properties

1A Amaranth Av ALTONA NORTH 3025 (REI)

Agent Comments

3 2 1

Price: \$890,000
Method:
Date: 24/04/2025
Property Type: Townhouse (Single)

1B Amaranth Av ALTONA NORTH 3025 (REI)

Agent Comments

3 2 1

Price: \$893,000
Method:
Date: 17/04/2025
Property Type: Townhouse (Single)



29 Maxwell Av ALTONA NORTH 3025 (REI/VG)

Agent Comments

3 2 1

Price: \$925,000
Method: Private Sale
Date: 08/05/2025
Property Type: Unit
Land Size: 155 sqm approx

Account - Whitefox Real Estate | P: 96459699