

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 Lee Street, Altona North Vic 3025

Indicative selling price

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

Range between \$880,000

&

\$950,000

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	7 Freemans Rd ALTONA NORTH 3025	\$930,000	02/06/2025
3	16 Lawrence Ct ALTONA NORTH 3025	\$895,000	16/05/2025

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:

08/07/2025 19:33



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Property Type:
Land Size: 697 sqm approx
Agent Comments

Indicative Selling Price

\$880,000 - \$950,000

Median House Price

June quarter 2025: \$949,000

Comparable Properties



11 Lee St ALTONA NORTH 3025 (REI)

Agent Comments

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



7 Freemans Rd ALTONA NORTH 3025 (REI/VG)

Agent Comments

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Price: \$930,000
Method: Private Sale
Date: 02/06/2025
Property Type: House
Land Size: 530 sqm approx



16 Lawrence Ct ALTONA NORTH 3025 (REI)

Agent Comments

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Price: \$895,000
Method: Private Sale
Date: 16/05/2025
Property Type: House
Land Size: 538.67 sqm approx