

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

63 BELMAR AVENUE ALTONA VIC 3018

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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,175,000

Property type

House

Suburb

Altona

Period-from

01 Sep 2024

to

31 Aug 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

38 GALVIN STREET ALTONA VIC 3018	\$865,000	26-Aug-25
1 KIM COURT ALTONA VIC 3018	\$900,000	27-Jun-25
73 MCINTYRE DRIVE ALTONA VIC 3018	\$840,000	14-Jun-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: 17 September 2025



38 GALVIN STREET ALTONA VIC 3018

Sold Price

^{RS}

\$865,000

Sold Date

26-Aug-25

3

1

1

Distance

0.23km



1 KIM COURT ALTONA VIC 3018

Sold Price

\$900,000

Sold Date

27-Jun-25

3

1

1

Distance

0.97km



73 MCINTYRE DRIVE ALTONA VIC 3018

Sold Price

\$840,000

Sold Date

14-Jun-25

4

1

-

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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