

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

3/63 ROSE STREET 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

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

Other

Suburb

Altona

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

2/4 BOYD STREET ALTONA VIC 3018	\$975,000	06-May-25
2/19 MULGA STREET ALTONA VIC 3018	\$1,015,000	02-Jul-25
51 MCINTYRE DRIVE ALTONA VIC 3018	\$1,080,000	29-May-23

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: 10 October 2025



2/4 BOYD STREET ALTONA VIC 3018

Sold Price **\$975,000** Sold Date **06-May-25**

3 3 1

Distance **0.4km**



2/19 MULGA STREET ALTONA VIC 3018

Sold Price ^{RS} **\$1,015,000** Sold Date **02-Jul-25**

3 2 2

Distance **0.63km**



51 MCINTYRE DRIVE ALTONA VIC 3018

Sold Price **\$1,080,000** Sold Date **29-May-23**

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Distance **0.79km**

RS = Recent sale **UN** = Undisclosed Sale

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