

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

8A CLEGHORN AVENUE 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

\$1,075,000

&

\$1,175,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$747,000

Property type

Unit

Suburb

Altona North

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

25 MARIGOLD AVENUE ALTONA NORTH VIC 3025	\$1,150,000	26-Aug-25
47A ANGUS AVENUE ALTONA NORTH VIC 3025	\$1,110,000	15-May-24
31A HUXTABLE AVENUE ALTONA NORTH VIC 3025	\$1,120,000	02-Dec-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: 23 September 2025



25 MARIGOLD AVENUE ALTONA NORTH VIC 3025

Sold Price

^{RS}

\$1,150,000

Sold Date

26-Aug-25

3

2

1

Distance

1km



47A ANGUS AVENUE ALTONA NORTH VIC 3025

Sold Price

\$1,110,000

Sold Date

15-May-24

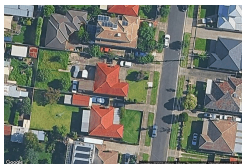
4

2

1

Distance

0.44km



31A HUXTABLE AVENUE ALTONA NORTH VIC 3025

Sold Price

\$1,120,000

Sold Date

02-Dec-23

3

-

-

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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