

# 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](http://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