

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

3/61 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$714,000

Property type

Unit

Suburb

Altona

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

1/43 RAYNER STREET ALTONA VIC 3018	\$680,000	06-Jun-25
6/58 UPTON STREET ALTONA VIC 3018	\$680,000	24-May-25
3/18 HANCOCK STREET ALTONA VIC 3018	\$655,000	01-Feb-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: 18 July 2025



1/43 RAYNER STREET ALTONA VIC 3018

Sold Price

^{RS} **\$680,000** Sold Date **06-Jun-25**

 2  1  1

Distance **0.13km**



6/58 UPTON STREET ALTONA VIC 3018

Sold Price

Sold Date **24-May-25**

 2  1  -

Distance **0.44km**



3/18 HANCOCK STREET ALTONA VIC 3018

Sold Price

\$655,000 Sold Date **01-Feb-25**

 2  1  1

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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