

## 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

3/9 CRESSER STREET ALTONA NORTH VIC 3025

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Altona North

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

7/9-11 KYLE ROAD ALTONA NORTH VIC 3025	\$700,000	12-Apr-25
3/24 EDWARD AVENUE ALTONA NORTH VIC 3025	\$720,000	15-Jan-25
2/56 MISTEN AVENUE ALTONA NORTH VIC 3025	\$720,000	13-Mar-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: 07 July 2025



### 7/9-11 KYLE ROAD ALTONA NORTH VIC 3025

 2
  1
  1

Sold Price

**\$700,000**

Sold Date

**12-Apr-25**

Distance

**0.77km**


### 3/24 EDWARD AVENUE ALTONA NORTH VIC 3025

 2
  2
  1

Sold Price

**\$720,000**

Sold Date

**15-Jan-25**

Distance

**1.11km**


### 2/56 MISTEN AVENUE ALTONA NORTH VIC 3025

 2
  2
  1

Sold Price

<sup>RS</sup> **\$720,000**

Sold Date

**13-Mar-25**

Distance

**1.65km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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