

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

1/23 MULGA 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$689,500

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

1/17 MAIDSTONE STREET ALTONA VIC 3018	\$735,000	08-Apr-25
2A BOYD STREET ALTONA VIC 3018	\$732,000	05-Mar-25
2/36 GRIEVE PARADE ALTONA VIC 3018	\$695,000	23-May-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: 03 July 2025



1/17 MAIDSTONE STREET ALTONA VIC 3018

Sold Price

\$735,000

Sold Date

08-Apr-25

2

1

1

Distance

0.63km



2A BOYD STREET ALTONA VIC 3018

Sold Price

\$732,000

Sold Date

05-Mar-25

3

1

2

Distance

0.24km



2/36 GRIEVE PARADE ALTONA VIC 3018

Sold Price

^{RS} **\$695,000**

Sold Date

23-May-25

2

1

1

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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