

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

1/98 MAIDSTONE 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

\$790,000

&

\$865,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$689,500

Property type

Unit

Suburb

Altona

Period-from

01 Jun 2024

to

31 May 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

1/157 MAIDSTONE STREET ALTONA VIC 3018	\$801,000	04-Apr-25
71 LINNET STREET ALTONA VIC 3018	\$870,000	10-Apr-25
1/35 LINNET STREET ALTONA VIC 3018	\$880,000	28-Apr-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: 25 June 2025

	1/157 MAIDSTONE STREET ALTONA VIC 3018	Sold Price	^{RS} \$801,000	Sold Date 04-Apr-25
 3  3  1				Distance 0.55km
	71 LINNET STREET ALTONA VIC 3018	Sold Price	^{RS} \$870,000	Sold Date 10-Apr-25
 3  2  1				Distance 0.31km
	1/35 LINNET STREET ALTONA VIC 3018	Sold Price	\$880,000	Sold Date 28-Apr-25
 3  2  2				Distance 0.16km

RS = Recent sale **UN** = Undisclosed Sale

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