# 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

Mediar (\*Delete

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

Single Price		or range between	5/90.000	&	\$865,000			
sale price								
house or unit as applicable)								
Median Price	\$689.500	Property type	Unit	Suburb	Altona			

Median Price	\$689,500	Prope	operty 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

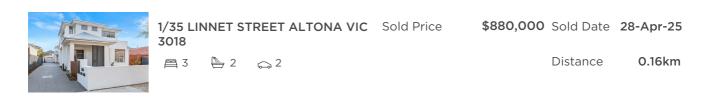


consumer.vic.gov.au





CoreLegie	1/157 MAIDSTONE STREET ALTONA VIC 3018 $\blacksquare 3  3 \bigcirc 1$	Sold Price	<sup>RS</sup> \$801,000	Sold Date Distance	04-Apr-25 0.55km
	71 LINNET STREET ALTONA VIC 3018	Sold Price	<sup>RS</sup> \$870,000	Sold Date	10-Apr-25
	🖴 3 🖕 2 👝 1			Distance	0.31km



RS = Recent sale UN = Undisclosed Sale

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