

## 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

19 THE CIRCLE 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

\$860,000

&

\$945,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 46 FIFTH AVENUE ALTONA NORTH VIC 3025 | \$950,000 | 29-May-25 |
| 53 SIXTH AVENUE ALTONA NORTH VIC 3025 | \$880,000 | 15-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: 14 July 2025

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**46 FIFTH AVENUE ALTONA  
NORTH VIC 3025**

- - -

Sold Price **\$950,000** Sold Date **29-May-25**

Distance **1.2km**



**53 SIXTH AVENUE ALTONA NORTH  
VIC 3025**

3 1 1

Sold Price <sup>RS</sup> **\$880,000** Sold Date **15-Apr-25**

Distance **1.35km**

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

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