

# STATEMENT OF INFORMATION

2B SECOND AVENUE, ALTONA NORTH, VIC 3025

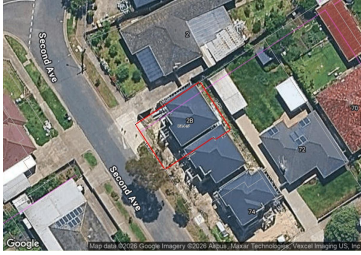
PREPARED BY KARL EL-HASSAN, JAS STEPHENS REAL ESTATE



**J A S**

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2B SECOND AVENUE, ALTONA NORTH,**



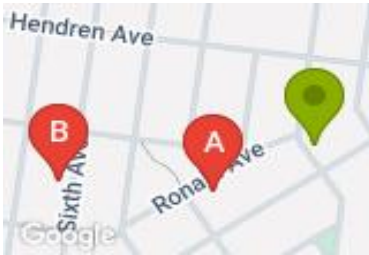
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$880,000 to \$920,000**

Provided by: Karl El-Hassan, Jas Stephens Real Estate

## MEDIAN SALE PRICE



**ALTONA NORTH, VIC, 3025**

**Suburb Median Sale Price (Other)**

**\$1,200,000**

01 April 2025 to 31 March 2026

Provided by: pricefinder

## COMPARABLE PROPERTIES

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 six months.



**19 RONALD AVE, ALTONA NORTH, VIC 3025**



**Sale Price**

**\$0**

Sale Date: 29/01/2026

Distance from Property: 184m



**23A SIXTH AVE, ALTONA NORTH, VIC 3025**



**Sale Price**

**\$1,200,000**

Sale Date: 04/02/2026

Distance from Property: 425m



This report has been compiled on 09/06/2026 by Jas Stephens Real Estate. Property Data Solutions Pty Ltd 2026 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale


Address Including suburb and postcode: **2B SECOND AVENUE, ALTONA NORTH, VIC 3025**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: **\$880,000 to \$920,000**

### Median sale price

Median price: **\$1,200,000** Property type: **Other** Suburb: **ALTONA NORTH**  
Period: **01 April 2025 to 31 March 2026** Source: 

### Comparable property sales

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 six months.

Address of comparable property	Price	Date of sale
19 RONALD AVE, ALTONA NORTH, VIC 3025	\$0	29/01/2026
23A SIXTH AVE, ALTONA NORTH, VIC 3025	\$1,200,000	04/02/2026

This Statement of Information was prepared on: **09/06/2026**