

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 65 Fourth Avenue, Altona North Vic 3025

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$920,000 Property Type Unit Suburb Altona North

Period - From 01/01/2026 to 31/03/2026 Source REIV

Comparable property sales (*Delete A or B below as applicable)

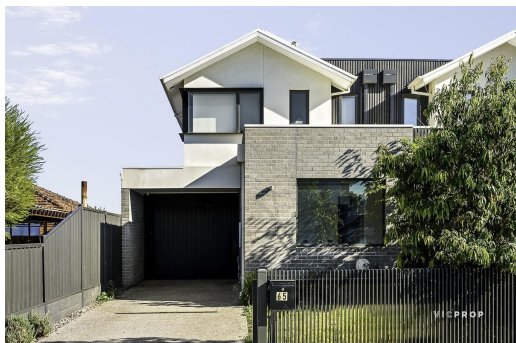
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	20 Joel Av ALTONA NORTH 3025	\$1,210,000	08/05/2026
2	87 Seventh Av ALTONA NORTH 3025	\$1,100,000	14/04/2026
3	23a Sixth Av ALTONA NORTH 3025	\$1,200,000	25/02/2026

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 six months.~~

This Statement of Information was prepared on: 16/06/2026 17:06



 4  3  2

Property Type: Townhouse
(Single)

Land Size: 279 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Unit Price

March quarter 2026: \$920,000

Comparable Properties



20 Joel Av ALTONA NORTH 3025 (REI)

Agent Comments

 4  3  2

Price: \$1,210,000

Method: Sold Before Auction

Date: 08/05/2026

Property Type: Townhouse (Res)

Land Size: 534.50 sqm approx



87 Seventh Av ALTONA NORTH 3025 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,100,000

Method: Sold Before Auction

Date: 14/04/2026

Property Type: Townhouse (Res)

Land Size: 260 sqm approx



23a Sixth Av ALTONA NORTH 3025 (REI/VG)

Agent Comments

 4  3  1

Price: \$1,200,000

Method: Private Sale

Date: 25/02/2026

Property Type: Townhouse (Single)

Land Size: 705 sqm approx

Account - VICPROP | P: 03 8888 1011



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