

# 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 Marion Street, 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)

Range between

\$570,000

&

\$620,000

### Median sale price

Median price

\$645,000

Property Type

Unit

Suburb

Altona North

Period - From

19/06/2024

to

18/06/2025

Source

Property Data

### 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	2/8 Fourth Av ALTONA NORTH 3025	\$582,000	23/05/2025
2	3/5 Douglas St ALTONA NORTH 3025	\$585,000	22/03/2025
3	1/39 Hearn St ALTONA NORTH 3025	\$592,000	15/02/2025

**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:

19/06/2025 10:56



**Property Type:**  
Divorce/Estate/Family Transfers  
Agent Comments

**Indicative Selling Price**  
\$570,000 - \$620,000  
**Median Unit Price**  
19/06/2024 - 18/06/2025: \$645,000

## Comparable Properties



**2/8 Fourth Av ALTONA NORTH 3025 (REI)** Agent Comments



**Price:** \$582,000  
**Method:** Sold Before Auction  
**Date:** 23/05/2025  
**Property Type:** Unit



**3/5 Douglas St ALTONA NORTH 3025 (REI/VG)** Agent Comments



**Price:** \$585,000  
**Method:** Auction Sale  
**Date:** 22/03/2025  
**Property Type:** Unit  
**Land Size:** 251 sqm approx



**1/39 Hearn St ALTONA NORTH 3025 (REI/VG)** Agent Comments



**Price:** \$592,000  
**Method:** Auction Sale  
**Date:** 15/02/2025  
**Property Type:** Unit

**Account - Jas Stephens - Yarraville | P: 03 93169000**



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