

23 Windsor Crescent, Altona North Vic 3025



2 Bed 1 Bath 2 Car

Property Type: House

Indicative Selling Price

\$850,000 - \$900,000

Median House Price

Year ending June 2025: \$953,000

Comparable Properties



57 Sixth Avenue, ALTONA NORTH 3025 (REI)

3 Bed 1 Bath 2 Car

Price: \$865,000

Method: Private Sale

Date: 23/07/2025

Property Type: House

Agent Comments: Unrenovated house on smaller block size of 525m2.



53 Sixth Avenue, ALTONA NORTH 3025 (REI)

3 Bed 1 Bath 6 Car

Price: \$880,000

Method: Private Sale

Date: 15/04/2025

Property Type: House

Agent Comments: Unrenovated house on smaller block size of 536m2.



2 Ginifer Avenue, ALTONA NORTH 3025 (REI/VG)

3 Bed 1 Bath 5 Car

Price: \$885,000

Method: Auction Sale

Date: 12/04/2025

Property Type: House (Res)

Agent Comments: Unrenovated house on smaller block size of 535m2.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

23 Windsor Crescent, Altona North Vic 3025

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$953,000 House x Suburb Altona North

Period - From 01/07/2024 to 30/06/2025 Source REIV

Comparable property sales

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
57 Sixth Avenue, ALTONA NORTH 3025	\$865,000	23/07/2025
53 Sixth Avenue, ALTONA NORTH 3025	\$880,000	15/04/2025
2 Ginifer Avenue, ALTONA NORTH 3025	\$885,000	12/04/2025

This Statement of Information was prepared on:

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