

## 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

16A MACDONALD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,320,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$940,000

Property type

House

Suburb

Altona North

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

### 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

1/7 MITCHELL AVENUE ALTONA NORTH VIC 3025	\$1,200,000	21-Jan-26
51 MACDONALD AVENUE ALTONA NORTH VIC 3025	\$1,295,000	03-Nov-25
34 ARARAT STREET ALTONA NORTH VIC 3025	\$1,305,000	28-Nov-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: 24 March 2026



**1/7 MITCHELL AVENUE ALTONA  
NORTH VIC 3025**

 4  3  1

Sold Price

**\$1,200,000**

Sold Date

**21-Jan-26**

Distance

**0.33km**



**51 MACDONALD AVENUE ALTONA  
NORTH VIC 3025**

 4  3  2

Sold Price

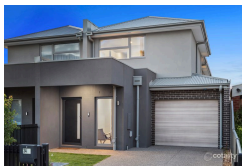
**\$1,295,000**

Sold Date

**03-Nov-25**

Distance

**0.41km**



**34 ARARAT STREET ALTONA  
NORTH VIC 3025**

 4  3  1

Sold Price

**\$1,305,000**

Sold Date

**28-Nov-25**

Distance

**0.32km**

RS = Recent sale

UN = Undisclosed Sale

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