

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

305 BLACKSHAWS ROAD ALTONA NORTH VIC 3025

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range between	\$850,000	&	\$930,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$919,000	Property type	House	Suburb	Altona North
Period-from	01 Feb 2025	to	31 Jan 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
283 BLACKSHAWS ROAD ALTONA NORTH VIC 3025	900000	23-Oct-25
120 SECOND AVENUE ALTONA NORTH VIC 3025	905000	06-Nov-25
43 THE BROADWAY ALTONA NORTH VIC 3025	920000	27-Jan-26

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: 17 February 2026



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283 BLACKSHAWS ROAD ALTONA Sold Price
NORTH VIC 3025

4 1 3

900000 Sold Date **23-Oct-25**

Distance **0.23km**



120 SECOND AVENUE ALTONA
NORTH VIC 3025

3 1 1

Sold Price

RS 905000 Sold Date **06-Nov-25**

Distance **0.13km**



43 THE BROADWAY ALTONA
NORTH VIC 3025

3 1 2

Sold Price

RS 920000 UN Sold Date **27-Jan-26**

Distance **0.46km**

RS = Recent sale **UN** = Undisclosed Sale

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