

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

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


**283 BLACKSHAWS ROAD ALTONA
NORTH VIC 3025**

Sold Price

900000

Sold Date

23-Oct-25


4



1



3

Distance

0.23km

**120 SECOND AVENUE ALTONA
NORTH VIC 3025**

Sold Price

^{RS}
905000

Sold Date

06-Nov-25


3



1



1

Distance

0.13km

**43 THE BROADWAY ALTONA
NORTH VIC 3025**

Sold Price

^{RS}
920000
^{UN}

Sold Date

27-Jan-26


3



1



2

Distance

0.46km
RS = Recent sale

UN = Undisclosed Sale

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