

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

4/34 CURLEW AVENUE ALTONA VIC 3018

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

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Altona

Period-from

01 May 2025

to

30 Apr 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

2/17 MULGA STREET ALTONA VIC 3018	\$925,000	27-Mar-26
2/61 ROSE STREET ALTONA VIC 3018	\$925,000	14-Mar-26
2/7 DAVID STREET ALTONA VIC 3018	\$935,000	19-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: 19 May 2026


2/17 MULGA STREET ALTONA VIC 3018

Sold Price

^{RS}
\$925,000

Sold Date

27-Mar-26
 3
  2
  2

Distance

0.3km

2/61 ROSE STREET ALTONA VIC 3018

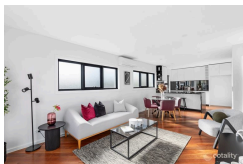
Sold Price

\$925,000

Sold Date

14-Mar-26
 3
  2
  1

Distance

0.76km

2/7 DAVID STREET ALTONA VIC 3018

Sold Price

^{RS}
\$935,000

Sold Date

19-Nov-25
 3
  3
  1

Distance

1.28km
RS = Recent sale
UN = Undisclosed Sale

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