

## 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

3/13 HANCOCK STREET ALTONA VIC 3018

### 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

\$770,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$702,500

Property type

Unit

Suburb

Altona

Period-from

01 Apr 2025

to

31 Mar 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

2/8 RAYNER STREET ALTONA VIC 3018	825000	28-Oct-25
2/34 LINNET STREET ALTONA VIC 3018	810000	09-Apr-26
7/36 SARGOOD STREET ALTONA VIC 3018	830000	23-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 April 2026


**2/8 RAYNER STREET ALTONA VIC 3018**

Sold Price

**825000**

Sold Date

**28-Oct-25**
 2
  1
  1
 

Distance

**0.61km**
2/8 Rayner Street, Altona

**2/34 LINNET STREET ALTONA VIC 3018**

Sold Price

<sup>RS</sup> **810000**

Sold Date

**09-Apr-26**
 3
  2
  1
 

Distance

**0.82km**

**7/36 SARGOOD STREET ALTONA VIC 3018**

Sold Price

**830000**

Sold Date

**23-Jan-26**
 2
  2
  1
 

Distance

**0.68km**

RS = Recent sale

UN = Undisclosed Sale

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