

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

5 ESTELLE COURT 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

\$890,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$953,500

Property type

House

Suburb

Altona North

Period-from

01 Aug 2025

to

31 Jul 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

4 STAPLEY CRESCENT ALTONA NORTH VIC 3025	\$915,000	05-Jun-26
112 SEVENTH AVENUE ALTONA NORTH VIC 3025	\$920,000	28-May-26
51 HATHERLEY GROVE ALTONA NORTH VIC 3025	\$930,000	04-Mar-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: 25 August 2026



4 STAPLEY CRESCENT ALTONA NORTH VIC 3025

 3
  2
  1

Sold Price

\$915,000

Sold Date

05-Jun-26

Distance

1.8km


112 SEVENTH AVENUE ALTONA NORTH VIC 3025

 3
  1
  -

Sold Price

^{RS} **\$920,000**

Sold Date

28-May-26

Distance

0.74km


51 HATHERLEY GROVE ALTONA NORTH VIC 3025

 3
  2
  4

Sold Price

\$930,000

Sold Date

04-Mar-26

Distance

1.67km
RS = Recent sale

UN = Undisclosed Sale

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