

## 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

97A MARION STREET ALTONA NORTH VIC 3025

### 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

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Altona North

Period-from

01 Sep 2025

to

31 Aug 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 1/11 DELPHIN AVENUE ALTONA NORTH VIC 3025  | \$800,000 | 24-Jun-26 |
| 56A MACDONALD AVENUE ALTONA NORTH VIC 3025 | \$810,000 | 30-May-26 |
| 2/82 MAY STREET ALTONA NORTH VIC 3025      | \$825,000 | 10-Apr-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: 10 September 2026


**1/11 DELPHIN AVENUE ALTONA  
NORTH VIC 3025**
 3  2  1

Sold Price

**\$800,000**

Sold Date

**24-Jun-26**

Distance

**0.63km**

**56A MACDONALD AVENUE  
ALTONA NORTH VIC 3025**
 3  2  1

Sold Price

**\$810,000**

Sold Date

**30-May-26**

Distance

**0.83km**

**2/82 MAY STREET ALTONA NORTH  
VIC 3025**
 3  2  1

Sold Price

**\$825,000**

Sold Date

**10-Apr-26**

Distance

**0.25km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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