

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

7/414 BLACKSHAW'S 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

\$479,000

&

\$519,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$748,000

Property type

Unit

Suburb

Altona North

Period-from

01 Mar 2025

to

28 Feb 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

3/2 MURPHY STREET ALTONA NORTH VIC 3025	\$495,000	23-Dec-24
3/24 RYMILL COURT ALTONA NORTH VIC 3025	\$556,500	14-Mar-25
4/98 MARION STREET ALTONA NORTH VIC 3025	\$600,000	02-Sep-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: 28 March 2026



3/2 MURPHY STREET ALTONA NORTH VIC 3025

 2  1  1

Sold Price **\$495,000** Sold Date **23-Dec-24**

Distance **0.49km**



3/24 RYMILL COURT ALTONA NORTH VIC 3025

 2  1  1

Sold Price **\$556,500** Sold Date **14-Mar-25**

Distance **0.4km**



4/98 MARION STREET ALTONA NORTH VIC 3025

 2  1  1

Sold Price **\$600,000** Sold Date **02-Sep-25**

Distance **0.7km**



2/295 BLACKSHAWS ROAD ALTONA NORTH VIC 3025

 2  1  1

Sold Price Sold Date **11-Nov-24**

Distance **1.23km**

RS = Recent sale UN = Undisclosed Sale

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