

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

\$449,000

&

\$489,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$746,000

Property type

Unit

Suburb

Altona North

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

2/3 ESTELLE COURT ALTONA NORTH VIC 3025	\$655,000	16-Apr-26
3/24 RYMILL COURT ALTONA NORTH VIC 3025	\$556,500	14-Mar-25
3/2 MURPHY STREET ALTONA NORTH VIC 3025	\$495,000	23-Dec-24

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 April 2026



**2/3 ESTELLE COURT ALTONA
NORTH VIC 3025**

 2  1  1

Sold Price ^{RS} **\$655,000** Sold Date **16-Apr-26**

Distance **0.1km**



**3/24 RYMILL COURT ALTONA
NORTH VIC 3025**

 2  1  1

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

Distance **0.4km**



**3/2 MURPHY STREET ALTONA
NORTH VIC 3025**

 2  1  1

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

Distance **0.49km**

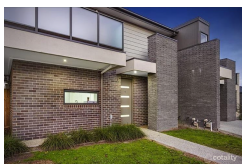


**2/185 MILLERS ROAD ALTONA
NORTH VIC 3025**

 2  1  1

Sold Price **\$440,000** Sold Date **27-Jan-26**

Distance **0.59km**



**1/185 MILLERS ROAD ALTONA
NORTH VIC 3025**

 2  1  1

Sold Price Sold Date **29-Apr-25**

Distance **0.59km**

RS = Recent sale UN = Undisclosed Sale

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