

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

4/21 MULGA STREET ALTONA VIC 3018

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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$689,500

Property type

Unit

Suburb

Altona

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

5/84 CIVIC PARADE ALTONA VIC 3018

\$360,000

12-Feb-25

3/31 MILLERS ROAD ALTONA VIC 3018

\$385,000

31-May-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: 25 June 2025



5/84 CIVIC PARADE ALTONA VIC 3018 Sold Price **\$360,000** Sold Date **12-Feb-25**
Distance **1.83km**

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3/31 MILLERS ROAD ALTONA VIC 3018 Sold Price ^{RS} **\$385,000** Sold Date **31-May-25**
Distance **2.08km**

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RS = Recent sale UN = Undisclosed Sale

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