

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

2/198 CIVIC PARADE 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

\$870,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Altona

Period-from

01 Dec 2024

to

30 Nov 2025

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

4/63 ROSE STREET ALTONA VIC 3018	\$880,000	24-Oct-25
3/22 LARK STREET ALTONA VIC 3018	\$830,000	18-Sep-25
144A BLYTH STREET ALTONA VIC 3018	\$885,000	04-Oct-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: 22 December 2025



4/63 ROSE STREET ALTONA VIC 3018 Sold Price **\$880,000** Sold Date **24-Oct-25**
Distance **0km**

 3  2  1



3/22 LARK STREET ALTONA VIC 3018 Sold Price **\$830,000** Sold Date **18-Sep-25**
Distance **1.56km**

 3  2  1



144A BLYTH STREET ALTONA VIC 3018 Sold Price **\$885,000** Sold Date **04-Oct-25**
Distance **0.79km**

 3  2  1

RS = Recent sale UN = Undisclosed Sale

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