

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

2/261 ESPLANADE 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$707,000

Property type

Unit

Suburb

Altona

Period-from

01 Jan 2025

to

31 Dec 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

1/35 GRIEVE PARADE ALTONA VIC 3018	\$540,000	05-Jan-26
1/61 MCBAIN STREET ALTONA VIC 3018	\$550,000	13-Nov-25
5/83 RAILWAY STREET NORTH ALTONA VIC 3018	\$555,000	16-Apr-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: 27 January 2026



1/35 GRIEVE PARADE ALTONA VIC 3018 Sold Price ^{RS} **\$540,000** Sold Date **05-Jan-26**
Distance **0.38km**

2 1 1



1/61 MCBAIN STREET ALTONA VIC 3018 Sold Price ^{RS} **\$550,000** Sold Date **13-Nov-25**
Distance **1.09km**

2 1 1



5/83 RAILWAY STREET NORTH ALTONA VIC 3018 Sold Price **\$555,000** Sold Date **16-Apr-25**
Distance **1.08km**

2 1 1

RS = Recent sale **UN** = Undisclosed Sale

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