

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

3/42 BELL AVENUE 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Altona

Period-from

01 Nov 2024

to

31 Oct 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

3/5 HANCOCK STREET ALTONA VIC 3018	\$810,000	31-Mar-25
3/22 LARK STREET ALTONA VIC 3018	\$830,000	18-Sep-25
1/68 ROSE STREET ALTONA VIC 3018	\$865,000	29-Mar-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: 18 November 2025



3/5 HANCOCK STREET ALTONA VIC 3018

3 1 1

Sold Price

\$810,000

Sold Date

31-Mar-25

Distance

1.42km



3/22 LARK STREET ALTONA VIC 3018

3 2 1

Sold Price

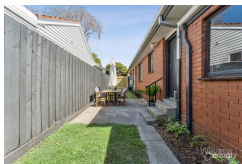
\$830,000

Sold Date

18-Sep-25

Distance

0.15km



1/68 ROSE STREET ALTONA VIC 3018

3 1 2

Sold Price

\$865,000

Sold Date

29-Mar-25

Distance

1.29km

RS = Recent sale

UN = Undisclosed Sale

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