

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

1/19 MERRITT COURT 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

\$685,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Altona

Period-from

01 Mar 2025

to

28 Feb 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

2/14 SEAGULL AVENUE ALTONA VIC 3018	\$750,000	26-Feb-26
5/1 BELL AVENUE ALTONA VIC 3018	\$738,000	08-Oct-25
1/31 BAYVIEW STREET ALTONA VIC 3018	\$737,000	05-Nov-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: 17 March 2026


**2/14 SEAGULL AVENUE ALTONA
VIC 3018**
 2  1  1

Sold Price

^{RS}
\$750,000

Sold Date

26-Feb-26

Distance

1.34km

**5/1 BELL AVENUE ALTONA VIC
3018**
 2  1  1

Sold Price

\$738,000

Sold Date

08-Oct-25

Distance

1.96km

**1/31 BAYVIEW STREET ALTONA
VIC 3018**
 2  1  1

Sold Price

\$737,000

Sold Date

05-Nov-25

Distance

1.95km
RS = Recent sale
UN = Undisclosed Sale

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