

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 431 Blackshaws Road, Altona North Vic 3025

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$820,000 & \$890,000

Median sale price

Median price \$950,000 Property Type House Suburb Altona North

Period - From 31/03/2025 to 30/03/2026 Source Property Data

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 six 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	4 Bright Av ALTONA NORTH 3025	\$836,000	07/03/2026
2	362 Blackshaws Rd ALTONA NORTH 3025	\$875,000	26/02/2026
3	15 Rymill Ct ALTONA NORTH 3025	\$860,000	19/02/2026

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 six months.~~

This Statement of Information was prepared on: 31/03/2026 12:27



Property Type:
Agent Comments

Indicative Selling Price
\$820,000 - \$890,000
Median House Price
31/03/2025 - 30/03/2026: \$950,000

Comparable Properties



4 Bright Av ALTONA NORTH 3025 (REI)

Agent Comments



Price: \$836,000
Method: Auction Sale
Date: 07/03/2026
Property Type: House (Res)



362 Blackshaws Rd ALTONA NORTH 3025 (REI)

Agent Comments



Price: \$875,000
Method: Private Sale
Date: 26/02/2026
Property Type: House
Land Size: 766 sqm approx



15 Rymill Ct ALTONA NORTH 3025 (REI)

Agent Comments



Price: \$860,000
Method: Private Sale
Date: 19/02/2026
Property Type: House
Land Size: 534 sqm approx

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