

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

\$740,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

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

3/74 ROSE STREET ALTONA VIC 3018	\$780,000	19-Oct-25
3/63 MCINTYRE DRIVE ALTONA VIC 3018	\$777,500	17-Dec-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: 05 March 2026

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3/74 ROSE STREET ALTONA VIC 3018

3 1 1

Sold Price

\$780,000

Sold Date

19-Oct-25

Distance

1.31km



3/63 MCINTYRE DRIVE ALTONA VIC 3018

3 1 1

Sold Price

\$777,500

Sold Date

17-Dec-25

Distance

1.94km

RS = Recent sale

UN = Undisclosed Sale

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