

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

4/3 KOOKABURRA STREET 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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$707,000

Property type

Unit

Suburb

Altona

Period-from

01 Feb 2025

to

31 Jan 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

4/27 PURNELL STREET ALTONA VIC 3018	\$710,000	13-Sep-25
5/1 BELL AVENUE ALTONA VIC 3018	\$738,000	08-Oct-25
2/200 BLYTH STREET ALTONA VIC 3018	\$672,000	19-Sep-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: 04 February 2026



4/27 PURNELL STREET ALTONA VIC 3018

Sold Price

\$710,000

Sold Date

13-Sep-25

2 1 1

Distance

0.56km



5/1 BELL AVENUE ALTONA VIC 3018

Sold Price

\$738,000

Sold Date

08-Oct-25

2 1 1

Distance

0.36km



2/200 BLYTH STREET ALTONA VIC 3018

Sold Price

\$672,000

Sold Date

19-Sep-25

2 1 1

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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