

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

9 BAYVIEW 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

Land

Suburb

Altona

Period-from

01 Jan 2025

to

31 Dec 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

2 MOUNT STREET ALTONA VIC 3018	\$1,280,000	27-Aug-25
26 SEVES STREET ALTONA VIC 3018	\$1,125,000	30-Aug-25
30 ROSE STREET ALTONA VIC 3018	\$1,101,000	23-Aug-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: 09 January 2026

**2 MOUNT STREET ALTONA VIC
3018**

2 1 4

Sold Price ^{RS} **\$1,280,000** Sold Date **27-Aug-25**Distance **0.17km****26 SEVES STREET ALTONA VIC
3018**

2 1 1

Sold Price **\$1,125,000** Sold Date **30-Aug-25**Distance **0.28km****30 ROSE STREET ALTONA VIC
3018**

3 1 1

Sold Price **\$1,101,000** Sold Date **23-Aug-25**Distance **1.42km**

RS = Recent sale

UN = Undisclosed Sale

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