

# 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

55A Angus Avenue, Altona North Vic 3025

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,390,000

&

\$1,490,000

### Median sale price

Median price

\$997,500

Property Type

House

Suburb

Altona North

Period - From

01/10/2025

to

31/12/2025

Source

REIV

### 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		
2		
3		

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:

27/02/2026 15:56

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Property Type:

Agent Comments

**Indicative Selling Price**

\$1,390,000 - \$1,490,000

**Median House Price**

December quarter 2025: \$997,500

## Comparable Properties

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. There is no comparable sales for this home as there has been no homes within a two kilometre radius and six month period sell with a pool and land parcel like ours.

Account - Whitefox Real Estate | P: 96459699



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