

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 JEFFREY AVENUE ALTONA NORTH VIC 3025

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

\$890,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$919,000

Property type

House

Suburb

Altona North

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

2 PRIMROSE STREET ALTONA NORTH VIC 3025	\$1,030,000	21-Nov-25
1/3 MARY STREET SPOTSWOOD VIC 3015	\$975,000	13-Feb-26
1/48 CYCLAMEN AVENUE ALTONA NORTH VIC 3025	\$960,000	10-Feb-26

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: 20 February 2026



**2 PRIMROSE STREET ALTONA
 NORTH VIC 3025**

3 2 1

Sold Price **\$1,030,000** Sold Date **21-Nov-25**

Distance **0.2km**



**1/3 MARY STREET SPOTSWOOD
 VIC 3015**

3 2 1

Sold Price ^{RS} **\$975,000** Sold Date **13-Feb-26**

Distance **1.53km**



**1/48 CYCLAMEN AVENUE ALTONA
 NORTH VIC 3025**

3 2 2

Sold Price ^{RS} **\$960,000** Sold Date **10-Feb-26**

Distance **1.28km**

RS = Recent sale **UN** = Undisclosed Sale

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