

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

2/61 ROSE 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

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

3/22 LARK STREET ALTONA VIC 3018	\$830,000	18-Sep-25
1/20 LARK STREET ALTONA VIC 3018	\$810,000	28-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: 12 February 2026



3/22 LARK STREET ALTONA VIC 3018 Sold Price **\$830,000** Sold Date **18-Sep-25**
Distance **1.29km**

3 2 1



1/20 LARK STREET ALTONA VIC 3018 Sold Price **\$810,000** Sold Date **28-Aug-25**
Distance **1.28km**

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RS = Recent sale UN = Undisclosed Sale

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