

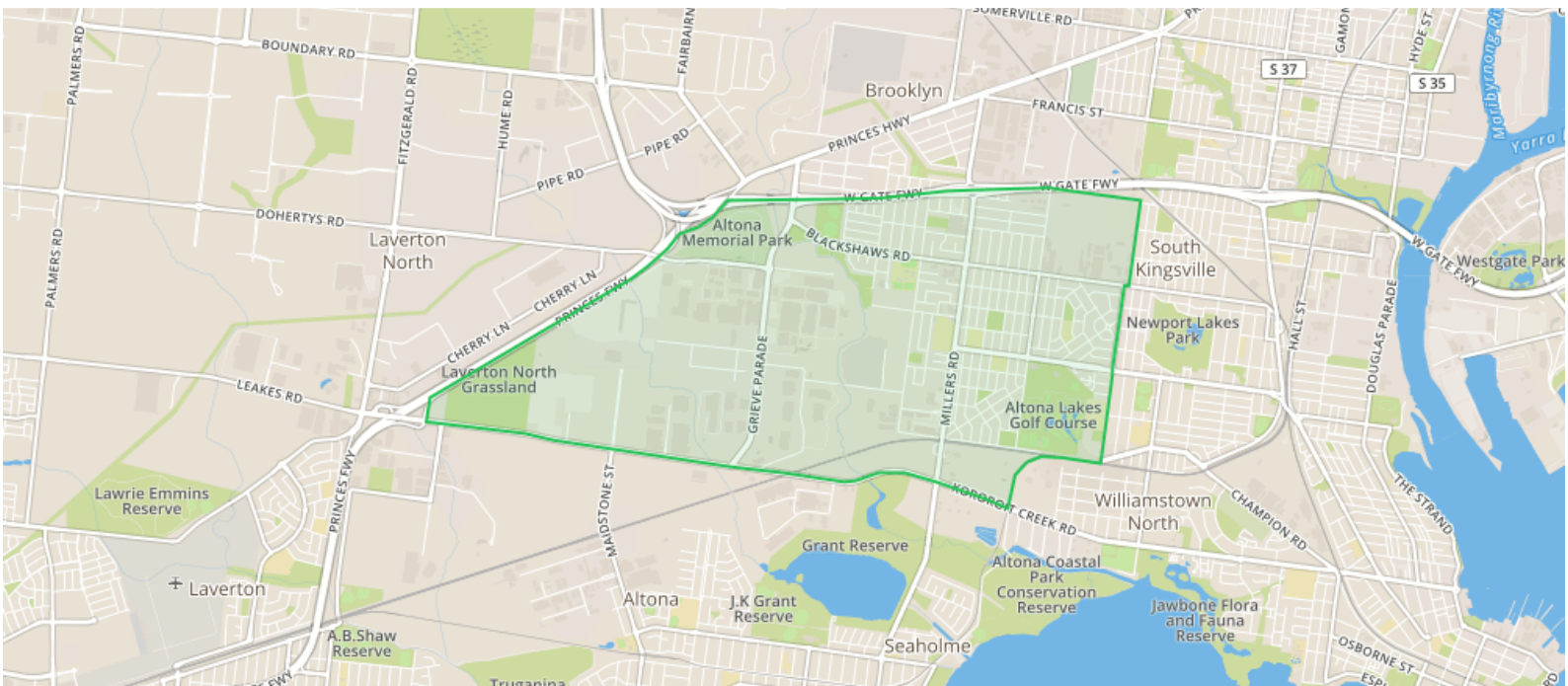
# Suburb Report

## Altona North VIC 3025





# Altona North VIC 3025



The size of Altona North is approximately 14.1 square kilometres.

It has 13 parks covering nearly 6.9% of total area.

The population of Altona North in 2011 was 11,378 people.

By 2016 the population was 12,155 showing a population growth of 6.8% in the area during that time.

The predominant age group in Altona North is 30-39 years.

Households in Altona North are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments.

In general, people in Altona North work in a professional occupation.

In 2011, 68.1% of the homes in Altona North were owner-occupied compared with 66.1% in 2016.



**House**  
Current Median

**\$795,000**



**Unit**  
Current Median

**\$675,000**



**# Listings**  
last 12 month

**76**

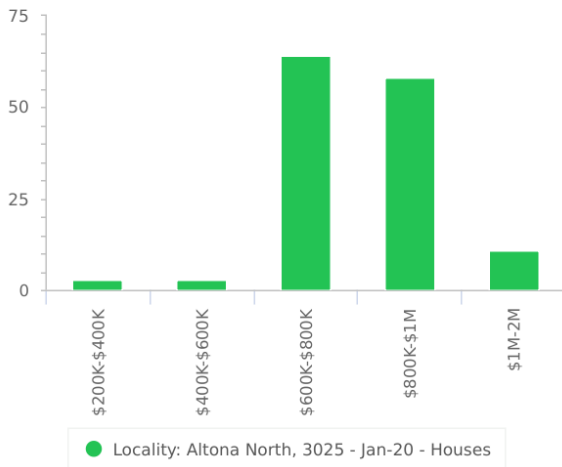
# Recent Activity

Total sales  
last 12 months

189



Number Sold by Price (12 months)

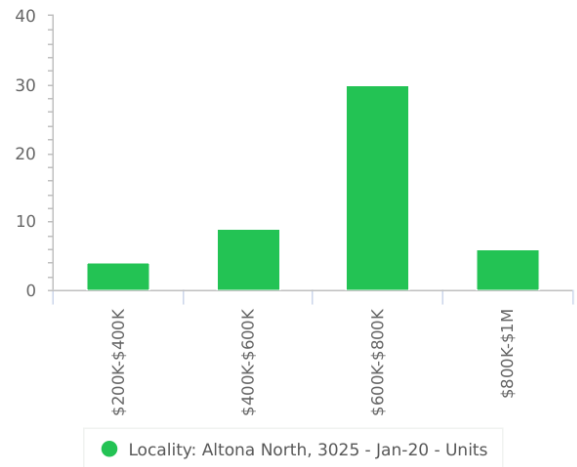


Why is recent activity important to me?

Recent sales activity provides insight into the current market condition. Many more sales than listings may indicate an under-supplied market, while conversely, more listings could indicate an over-supplied market with buyers in the driving seat.



Number Sold by Price (12 months)



Median Sale Price (12 months)



Median Sale Price (12 months)



# Recent Sales

**HOUSE**

2 BED 1 BATH 1 CAR

4 SHORT STREET  
ALTONA NORTH VIC 3025

**\$510,000**

14/04/20



**HOUSE**

2 BED 1 BATH 4 CAR

23 BEURON ROAD  
ALTONA NORTH VIC 3025

**\$940,000**

28/03/20

**UNIT**

4 BED 3 BATH 2 CAR

30 CLEGHORN AVENUE  
ALTONA NORTH VIC 3025

**\$900,000**

15/04/20



**HOUSE**

3 BED 1 BATH 2 CAR

8 MAXWELL AVENUE  
ALTONA NORTH VIC 3025

**\$892,000**

03/04/20



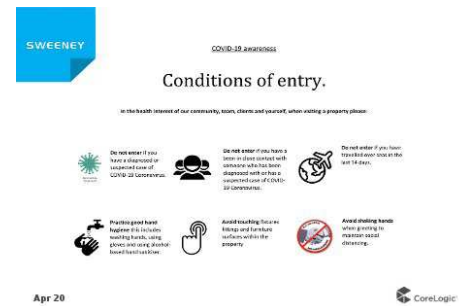
**HOUSE**

3 BED 1 BATH 2 CAR

37 BEGONIA AVENUE  
ALTONA NORTH VIC 3025

**\$900,000**

31/03/20



**HOUSE**

3 BED 1 BATH 3 CAR

12 PAPROTH GROVE  
ALTONA NORTH VIC 3025

**\$665,000**

21/03/20





HOUSE

3 BED 1 BATH 2 CAR

6 BRIGHT AVENUE  
ALTONA NORTH VIC 3025

**\$662,500**

18/03/20

HOUSE

3 BED 1 BATH 2 CAR

34 ROSALA AVENUE  
ALTONA NORTH VIC 3025

**\$880,000**

21/03/20

HOUSE  
4 BED 2 BATH 5 CAR  
17 CLEMATIS AVENUE  
ALTONA NORTH VIC 3025  
**\$1,070,000**  
21/03/20



HOUSE  
3 BED 1 BATH 2 CAR  
84 FIFTH AVENUE  
ALTONA NORTH VIC 3025  
**\$780,000**  
14/03/20



HOUSE  
3 BED 1 BATH 1 CAR  
300 BLACKSHAW ROAD  
ALTONA NORTH VIC 3025  
**\$680,000**  
06/03/20



HOUSE  
3 BED 1 BATH 2 CAR  
19 THE CIRCLE  
ALTONA NORTH VIC 3025  
**\$820,000**  
08/03/20

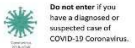
# Recent Listings



COVID-19 awareness

## Conditions of entry.

In the health interest of our community, team, clients and yourself, when visiting a property please:



Do not enter if you have a diagnosed or suspected case of COVID-19 Coronavirus.



Do not enter if you have been in close contact with someone who has been diagnosed with or has a suspected case of COVID-19 Coronavirus.



Do not enter if you have travelled overseas in the last 14 days.



Practice good hand hygiene this includes washing hands, using gloves and using alcohol-based hand sanitizer.



Avoid touching fixtures fittings and furniture surfaces within the property.



Avoid shaking hands when greeting to maintain social distancing.

Apr 20



## HOUSE

3 BED 2 BATH 2 CAR

1A MARIGOLD

AVENUE  
ALTONA NORTH VIC  
3025

**\$695,000-**

Apr 20



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## HOUSE

3 BED 1 BATH 3 CAR

29 HARRIS STREET  
ALTONA NORTH VIC 3025

**UNDER CONTRACT**



COVID-19 awareness

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Apr 20



## HOUSE

4 BED 3 BATH 3 CAR

41 KYLE ROAD  
ALTONA NORTH VIC 3025

**UNDER CONTRACT**



Apr 20



## HOUSE

3 BED 1 BATH 6 CAR

13 BEGONIA AVENUE  
ALTONA NORTH VIC 3025

**SALE BY FIXED DATE**

## HOUSE

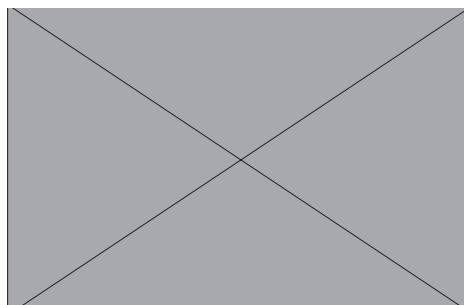
3 BED 1 BATH 4 CAR

47 ANGUS AVENUE  
ALTONA NORTH VIC  
3025

**\$850,000 -**



Apr 20



## UNIT

3 BED 2 BATH 2 CAR

LOT 44/430-436

BLACKSHAW ROAD  
ALTONA NORTH VIC 3025

**\$755,000**

# Rental Statistics



Median Rental Price

**\$450 /w**



Rental Yield

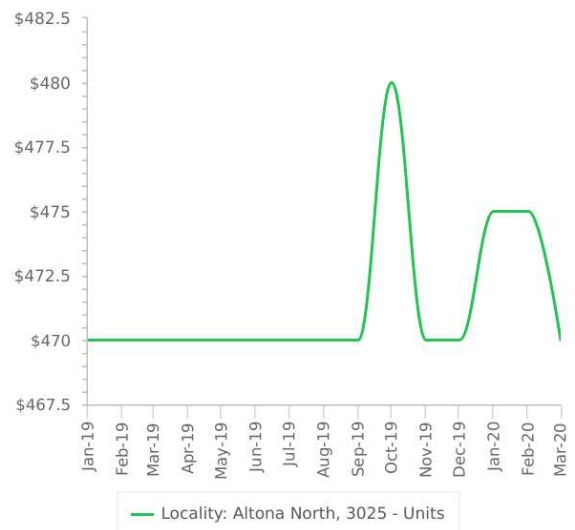
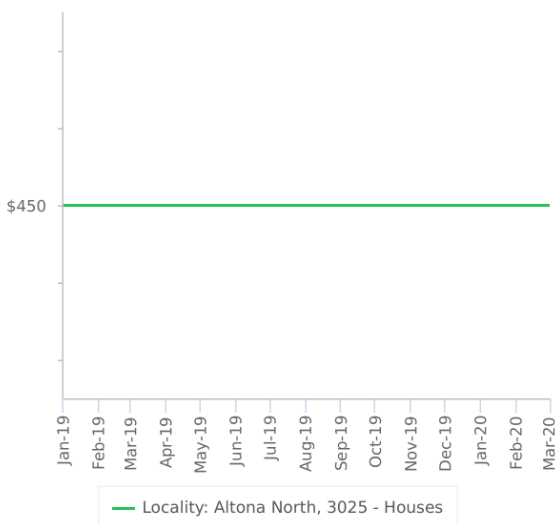
**3.26%**



Number of Rentals

**231**

## Median Weekly Rent Trends







Compton Green  
HOBSONS BAY t. 03 9397 1600  
INNER WEST t. 03 9314 1188

[comptongreen.com.au](http://comptongreen.com.au)

Prepared on 23 Apr 2020 by

Sales results and median prices are based on the latest statistical period available (1 Feb - 31 Jan 2020).

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