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	37 DICKENSON STREET ALTONA MEADOWS VIC 3028

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	$775,000	&	$850,000

Median sale price

Median price	$550,000	Property type	Unit	Suburb	Altona Meadows
Period - From	01 Sep 2024	to	31 Aug 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 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
31B TATMAN DRIVE ALTONA MEADOWS VIC 3028	$840,000	27-Aug-25
31A TATMAN DRIVE ALTONA MEADOWS VIC 3028	$845,000	12-Aug-25
35 DICKENSON STREET ALTONA MEADOWS VIC 3028	$850,000	18-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 six months.~~

This Statement of Information was prepared on: 04 September 2025