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	2/6 HUGGINS COURT 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	$495,000	&	$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$553,750	Property type	Unit	Suburb	Altona Meadows
Period-from	01 Nov 2024	to	31 Oct 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 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
2/9 HARRISON COURT ALTONA MEADOWS VIC 3028	$525,000	14-Oct-25
2/14 LITTLER COURT ALTONA MEADOWS VIC 3028	$530,000	03-Aug-25
2/35 TAEGTOW WAY ALTONA MEADOWS VIC 3028	$535,000	17-Sep-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: 25 November 2025

vince caramia
M 0405122925
E vince.caramia@hockingstuart.com



2/9 HARRISON COURT ALTONA MEADOWS VIC 3028

2 1 1

Sold Price RS $525,000 Sold Date 14-Oct-25

Distance 0.36km



2/14 LITTLER COURT ALTONA MEADOWS VIC 3028

2 1 1

Sold Price $530,000 Sold Date 03-Aug-25

Distance 0.16km



2/35 TAEGTOW WAY ALTONA MEADOWS VIC 3028

2 1 1

Sold Price RS $535,000 Sold Date 17-Sep-25

Distance 1.28km

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

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