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 DEVENPORT 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	$800,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$750,000	Property type	House	Suburb	Altona Meadows
Period-from	01 Jan 2025	to	31 Dec 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
9 GREVILLIA COURT ALTONA MEADOWS VIC 3028	$880,000	19-Sep-25
11 WOODYARD COURT ALTONA MEADOWS VIC 3028	$860,000	28-Oct-25
14 STURROCK COURT ALTONA MEADOWS VIC 3028	$870,000	17-Oct-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: 13 January 2026

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9 GREVILLIA COURT ALTONA MEADOWS VIC 3028

3 2 2

Sold Price **$880,000** Sold Date **19-Sep-25**

Distance **0.6km**



11 WOODYARD COURT ALTONA MEADOWS VIC 3028

3 2 1

Sold Price RS **$860,000** Sold Date **28-Oct-25**

Distance **0.33km**



14 STURROCK COURT ALTONA MEADOWS VIC 3028

3 2 6

Sold Price **$870,000** Sold Date **17-Oct-25**

Distance **1.76km**

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

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