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	2/9 HARRISON 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	$490,000	&	$530,000

Median sale price

(*Delete house or unit as applicable)

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 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
1/2 WEAVER COURT ALTONA MEADOWS VIC 3028	$525,000	18-Aug-25
2/2 WEAVER COURT ALTONA MEADOWS VIC 3028	$518,700	31-May-25
2/14 LITTLER COURT ALTONA MEADOWS VIC 3028	$530,000	12-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: 02 September 2025

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1/2 WEAVER COURT ALTONA MEADOWS VIC 3028

2 1 1

Sold Price RS **$525,000** Sold Date **18-Aug-25**

Distance **0.13km**



2/2 WEAVER COURT ALTONA MEADOWS VIC 3028

2 1 2

Sold Price **$518,700** Sold Date **31-May-25**

Distance **0.13km**



2/14 LITTLER COURT ALTONA MEADOWS VIC 3028

2 1 1

Sold Price RS **$530,000** Sold Date **12-Aug-25**

Distance **0.44km**

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

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