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<br>Including suburb and postcode | 13 DOUGLAS 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 | $680,000 | & | $730,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $737,000 | Property type | House | Suburb | Altona Meadows |
| Period-from | 01 Oct 2024 | to | 30 Sep 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.

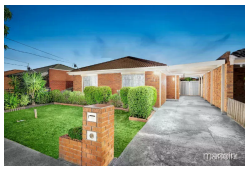
| Address of comparable property | Price | Date of sale |
|---|---|---|
| 64 MYERS PARADE ALTONA MEADOWS VIC 3028 | $699,000 | 27-Jun-25 |
| 60 ASCOT STREET SOUTH ALTONA MEADOWS VIC 3028 | $712,000 | 23-Jun-25 |
| 55 EPSOM STREET SOUTH ALTONA MEADOWS VIC 3028 | $708,000 | 11-Sep-25 |

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: 07 October 2025

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**64 MYERS PARADE ALTONA MEADOWS VIC 3028**

3 2 1

Sold Price **$699,000** Sold Date **27-Jun-25**

Distance **0.32km**



**60 ASCOT STREET SOUTH ALTONA MEADOWS VIC 3028**

3 2 3

Sold Price **$712,000** Sold Date **23-Jun-25**

Distance **0.87km**



**55 EPSOM STREET SOUTH ALTONA MEADOWS VIC 3028**

3 2 1

Sold Price RS **$708,000** Sold Date **11-Sep-25**

Distance **0.96km**

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

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