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	233 MERTON 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	$550,000	&	$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$547,500	Property type	Unit	Suburb	Altona Meadows
Period-from	01 Jul 2024	to	30 Jun 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
55 MAY AVENUE ALTONA MEADOWS VIC 3028	$580,000	22-Jul-25
1A DIXON COURT ALTONA MEADOWS VIC 3028	$585,000	22-Mar-25
2A ROFF COURT ALTONA MEADOWS VIC 3028	$585,000	26-May-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: 24 July 2025

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55 MAY AVENUE ALTONA MEADOWS VIC 3028

2 1 1

Sold Price RS $580,000 Sold Date 22-Jul-25

Distance 0.64km



1A DIXON COURT ALTONA MEADOWS VIC 3028

2 1 1

Sold Price $585,000 Sold Date 22-Mar-25

Distance 0.88km



2A ROFF COURT ALTONA MEADOWS VIC 3028

2 1 1

Sold Price Sold Date 26-May-25

Distance 1.21km

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

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