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 | 3/5 MYERS PARADE 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 | $640,000 | & | $690,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $552,500 | Property type | Unit | 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 |
|---|---|---|
| 1/36 MYERS PARADE ALTONA MEADOWS VIC 3028 | $675,000 | 04-Jul-25 |
| 8 LUNN COURT ALTONA MEADOWS VIC 3028 | $690,000 | 14-Jul-24 |
| 1/10-11 DIXON COURT ALTONA MEADOWS VIC 3028 | $660,000 | 18-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: 10 October 2025

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**1/36 MYERS PARADE ALTONA MEADOWS VIC 3028**

3 2 2

Sold Price **$675,000** Sold Date **04-Jul-25**

Distance **0.28km**



**8 LUNN COURT ALTONA MEADOWS VIC 3028**

3 2 2

Sold Price **$690,000** Sold Date **14-Jul-24**

Distance **1.13km**



**1/10-11 DIXON COURT ALTONA MEADOWS VIC 3028**

3 2 1

Sold Price RS **$660,000** Sold Date **18-Sep-25**

Distance **1.21km**

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

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