

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

G24/390 QUEEN 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

\$440,000

&

\$480,000

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

101/79 MERTON STREET ALTONA MEADOWS VIC 3028	\$440,000	19-May-25
102/79 MERTON STREET ALTONA MEADOWS VIC 3028	\$440,000	03-Jul-25
213/79 MERTON STREET ALTONA MEADOWS VIC 3028	\$440,000	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: 22 October 2025



101/79 MERTON STREET ALTONA MEADOWS VIC 3028

Sold Price

\$440,000

Sold Date

19-May-25

2

2

1

Distance

0km



102/79 MERTON STREET ALTONA MEADOWS VIC 3028

Sold Price

Sold Date

03-Jul-25

2

2

1

Distance

0km



213/79 MERTON STREET ALTONA MEADOWS VIC 3028

Sold Price

^{RS} **\$440,000**

Sold Date

12-Aug-25

2

2

1

Distance

0km



219/390 QUEEN STREET ALTONA MEADOWS VIC 3028

Sold Price

\$440,000

Sold Date

07-Apr-25

2

2

1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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