

# 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 1/32 Balmoral Street, Altona Meadows, VIC 3028

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$570,000

&

\$625,000

### Median sale price

Median price

\$530,000

Property Type

House

Suburb

Altona Meadows (3028)

Period - From

01/03/2024

to

28/02/2025

Source

Corelogic

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
4/37-39 MAY AVENUE, ALTONA MEADOWS VIC 3028	\$610,000	31/01/2025
3/8-9 NASH COURT, ALTONA MEADOWS VIC 3028	\$590,000	07/12/2024
2/27 POINT COOK ROAD, ALTONA MEADOWS VIC 3028	\$620,000	19/11/2024

This Statement of Information was prepared on: 20/03/2025

