

# 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 215 Victoria 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

\$780,000

&

\$830,000

### Median sale price

Median price

\$727,500

Property Type

House

Suburb

Altona Meadows (3028)

Period - From

01/09/2023

to

31/08/2024

Source

Corelogic

### Comparable property sales

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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

141 VICTORIA STREET, ALTONA MEADOWS VIC 3028	\$810,000	30/05/2024
59 ROSEBERY STREET, ALTONA MEADOWS VIC 3028	\$800,000	09/08/2024
175 MERTON STREET, ALTONA MEADOWS VIC 3028	\$795,000	01/08/2024

This Statement of Information was prepared on: 16/09/2024

