

## 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

30 ASCOT STREET SOUTH ALTONA MEADOWS VIC 3028

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Altona Meadows

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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

4 LUNN COURT ALTONA MEADOWS VIC 3028	\$600,000	05-Feb-25
23 FITZPATRICK DRIVE ALTONA MEADOWS VIC 3028	\$605,000	20-Aug-24
34 MACNEIL DRIVE ALTONA MEADOWS VIC 3028	\$600,000	08-Nov-24

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: 15 April 2025



## 4 LUNN COURT ALTONA MEADOWS VIC 3028

 3  1  2

Sold Price

**\$600,000**

Sold Date

**05-Feb-25**

Distance

**0.17km**



## 23 FITZPATRICK DRIVE ALTONA MEADOWS VIC 3028

 3  1  3

Sold Price

**\$605,000**

Sold Date

**20-Aug-24**

Distance

**0.32km**



## 34 MACNEIL DRIVE ALTONA MEADOWS VIC 3028

 2  1  -

Sold Price

**\$600,000**

Sold Date

**08-Nov-24**

Distance

**0.73km**

RS = Recent sale

UN = Undisclosed Sale

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