

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

1/10 COX COURT 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$539,000

Property type

Unit

Suburb

Altona Meadows

Period-from

01 May 2024

to

30 Apr 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

1/146 VICTORIA STREET ALTONA MEADOWS VIC 3028	\$515,000	25-Feb-25
1 DEVENPORT COURT ALTONA MEADOWS VIC 3028	\$500,000	08-Jan-25
4/83 POWLETT STREET ALTONA MEADOWS VIC 3028	\$490,000	17-Dec-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: 08 May 2025

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1/146 VICTORIA STREET ALTONA MEADOWS VIC 3028

 2  1  1

Sold Price

\$515,000

Sold Date

25-Feb-25

Distance

1.38km



1 DEVENPORT COURT ALTONA MEADOWS VIC 3028

 2  1  1

Sold Price

\$500,000

Sold Date

08-Jan-25

Distance

1.38km



4/83 POWLETT STREET ALTONA MEADOWS VIC 3028

 2  1  1

Sold Price

\$490,000

Sold Date

17-Dec-24

Distance

1.97km

RS = Recent sale

UN = Undisclosed Sale

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