

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

1/21 TOMKIN 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

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$559,000

Property type

Unit

Suburb

Altona Meadows

Period-from

01 Jul 2025

to

30 Jun 2026

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

2/1 LYNCH COURT ALTONA MEADOWS VIC 3028	\$545,000	31-Mar-26
2/75 GRACE STREET SOUTH ALTONA MEADOWS VIC 3028	\$565,000	01-Jun-26
2/69 HIGH STREET SOUTH ALTONA MEADOWS VIC 3028	\$565,000	19-Feb-26

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: 18 July 2026

**2/1 LYNCH COURT ALTONA MEADOWS VIC 3028**

2 1 1

Sold Price **\$545,000** Sold Date **31-Mar-26**Distance **0.44km****2/75 GRACE STREET SOUTH ALTONA MEADOWS VIC 3028**

3 1 1

Sold Price **\$565,000** Sold Date **01-Jun-26**Distance **0.28km****2/69 HIGH STREET SOUTH ALTONA MEADOWS VIC 3028**

2 1 1

Sold Price Sold Date **19-Feb-26**Distance **0.35km****RS** = Recent sale**UN** = Undisclosed Sale

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