

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

1/6 LYNCH 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

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

1/72-74 VICTORIA STREET ALTONA MEADOWS VIC 3028	\$661,000	03-Apr-25
3/3 TALBOT STREET ALTONA MEADOWS VIC 3028	\$650,000	01-Mar-25
18A CANNY COURT ALTONA MEADOWS VIC 3028	\$650,000	10-Apr-25

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: 01 May 2025



**1/72-74 VICTORIA STREET
ALTONA MEADOWS VIC 3028**

3 1 2

Sold Price

^{RS} **\$661,000** Sold Date **03-Apr-25**

Distance **1.57km**



**3/3 TALBOT STREET ALTONA
MEADOWS VIC 3028**

3 2 1

Sold Price

^{RS} **\$650,000** Sold Date **01-Mar-25**

Distance **1.8km**



**18A CANNY COURT ALTONA
MEADOWS VIC 3028**

2 1 1

Sold Price

^{RS} **\$650,000** Sold Date **10-Apr-25**

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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