

## 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

10 MCAREE COURT 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

\$795,000

&

\$845,000

### 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

7 KNIGHTSBRIDGE AVENUE ALTONA MEADOWS VIC 3028	\$847,000	05-Mar-25
4 HUGGINS COURT ALTONA MEADOWS VIC 3028	\$850,000	21-Nov-24
237 MERTON STREET ALTONA MEADOWS VIC 3028	\$850,000	12-Feb-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: 24 April 2025

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## 7 KNIGHTSBRIDGE AVENUE ALTONA MEADOWS VIC 3028

3 2 2

Sold Price

RS

**\$847,000**

Sold Date

**05-Mar-25**

Distance

**0.34km**



## 4 HUGGINS COURT ALTONA MEADOWS VIC 3028

3 2 2

Sold Price

**\$850,000**

Sold Date

**21-Nov-24**

Distance

**0.53km**



## 237 MERTON STREET ALTONA MEADOWS VIC 3028

3 2 2

Sold Price

Sold Date

**12-Feb-25**

Distance

**0.55km**

RS = Recent sale

UN = Undisclosed Sale

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