

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

10C LUNN COURT ALTONA MEADOWS VIC 3028

Address  
Including suburb and postcode

### Indicative selling price

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

Single

or range  
Price &  
between

\$695,000

\$755,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$718,500

Property type

House

Suburb

Altona Meadows

Period-from

01 Aug 2024

to

31 Jul 2025

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

2/25 MAY AVENUE ALTONA MEADOWS VIC 3028

\$710,000

21-May-25

1/12 SUTHERLAND COURT ALTONA MEADOWS VIC 3028

\$750,000

27-May-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: 27 August 2025



2/25 MAY AVENUE ALTONA  
MEADOWS VIC 3028

 3  1  2

Sold Price \$710,000 Sold Date 21-May-25

Distance 1.62km



1/12 SUTHERLAND COURT ALTONA  
MEADOWS VIC 3028

 3  2  1

Sold Price \$750,000 Sold Date 27-May-25

Distance 2.03km

RS = Recent sale UN = Undisclosed Sale

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