

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

11/79 MERTON STREET 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

\$425,000

&

\$445,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,500

Property type

Unit

Suburb

Altona Meadows

Period-from

01 Jul 2024

to

30 Jun 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

101/79 MERTON STREET ALTONA MEADOWS VIC 3028	\$440,000	21-May-25
212/79 MERTON STREET ALTONA MEADOWS VIC 3028	\$420,000	25-Mar-25
219/390 QUEEN STREET ALTONA MEADOWS VIC 3028	\$440,000	24-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: 24 July 2025



101/79 MERTON STREET ALTONA MEADOWS VIC 3028

Sold Price

^{RS} **\$440,000**

Sold Date

21-May-25

 2  2  1

Distance

0.02km



212/79 MERTON STREET ALTONA MEADOWS VIC 3028

Sold Price

\$420,000

Sold Date

25-Mar-25

 2  2  1

Distance

0.02km



219/390 QUEEN STREET ALTONA MEADOWS VIC 3028

Sold Price

^{RS} **\$440,000**

Sold Date

24-Apr-25

 2  2  1

Distance

0.02km

RS = Recent sale

UN = Undisclosed Sale

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