

## 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 LINDEN STREET 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

\$680,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$717,000

Property type

House

Suburb

Altona Meadows

Period-from

01 Jun 2024

to

31 May 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

8 LINDEN STREET ALTONA MEADOWS VIC 3028	\$660,000	17-May-25
56 LINDEN STREET ALTONA MEADOWS VIC 3028	\$710,000	02-Jun-25
22 HOOK STREET ALTONA MEADOWS VIC 3028	\$692,000	24-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.~~

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**8 LINDEN STREET ALTONA  
MEADOWS VIC 3028**

2 2 2

Sold Price

<sup>RS</sup> **\$660,000** Sold Date **17-May-25**

Distance **0.06km**



**56 LINDEN STREET ALTONA  
MEADOWS VIC 3028**

3 1 4

Sold Price

<sup>RS</sup> **\$710,000** Sold Date **02-Jun-25**

Distance **0.41km**



**22 HOOK STREET ALTONA  
MEADOWS VIC 3028**

3 1 1

Sold Price

<sup>RS</sup> **\$692,000** Sold Date **24-May-25**

Distance **0.56km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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