

## 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

161 VICTORIA STREET ALTONA MEADOWS VIC 3028

### 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 Price

or range  
between

\$755,000

&

\$795,000

### 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 8 NIELSEN COURT ALTONA MEADOWS VIC 3028 | \$770,000 | 26-May-25 |
| 55 SOUTH AVENUE ALTONA MEADOWS VIC 3028 | \$770,000 | 14-Mar-25 |
| 6 CARR COURT ALTONA MEADOWS VIC 3028    | \$790,500 | 17-Jun-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: 22 August 2025



**8 NIELSEN COURT ALTONA  
MEADOWS VIC 3028**

 3  1  1

Sold Price **\$770,000** Sold Date **26-May-25**

Distance **0.22km**



**55 SOUTH AVENUE ALTONA  
MEADOWS VIC 3028**

 3  2  2

Sold Price Sold Date **14-Mar-25**

Distance **0.6km**



**6 CARR COURT ALTONA  
MEADOWS VIC 3028**

 3  2  2

Sold Price <sup>RS</sup> **\$790,500** Sold Date **17-Jun-25**

Distance **0.83km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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