

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

2/6 HUGGINS COURT 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$553,750

Property type

Unit

Suburb

Altona Meadows

Period-from

01 Nov 2024

to

31 Oct 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

2/9 HARRISON COURT ALTONA MEADOWS VIC 3028	\$525,000	14-Oct-25
2/14 LITTLER COURT ALTONA MEADOWS VIC 3028	\$530,000	03-Aug-25
2/35 TAEGTOW WAY ALTONA MEADOWS VIC 3028	\$535,000	17-Sep-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: 25 November 2025



2/9 HARRISON COURT ALTONA MEADOWS VIC 3028

2 1 1

Sold Price

^{RS}

\$525,000

Sold Date

14-Oct-25

Distance

0.36km



2/14 LITTLER COURT ALTONA MEADOWS VIC 3028

2 1 1

Sold Price

\$530,000

Sold Date

03-Aug-25

Distance

0.16km



2/35 TAEGTOW WAY ALTONA MEADOWS VIC 3028

2 1 1

Sold Price

^{RS}

\$535,000

Sold Date

17-Sep-25

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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