

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

2/9 HARRISON 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Altona Meadows

Period-from

01 Sep 2024

to

31 Aug 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

1/2 WEAVER COURT ALTONA MEADOWS VIC 3028	\$525,000	18-Aug-25
2/2 WEAVER COURT ALTONA MEADOWS VIC 3028	\$518,700	31-May-25
2/14 LITTLER COURT ALTONA MEADOWS VIC 3028	\$530,000	12-Aug-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: 02 September 2025

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1/2 WEAVER COURT ALTONA MEADOWS VIC 3028

2 1 1

Sold Price

^{RS}

\$525,000

Sold Date

18-Aug-25

Distance

0.13km



2/2 WEAVER COURT ALTONA MEADOWS VIC 3028

2 1 2

Sold Price

\$518,700

Sold Date

31-May-25

Distance

0.13km



2/14 LITTLER COURT ALTONA MEADOWS VIC 3028

2 1 1

Sold Price

^{RS}

\$530,000

Sold Date

12-Aug-25

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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