

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

233 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

\$550,000

&

\$590,000

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

55 MAY AVENUE ALTONA MEADOWS VIC 3028	\$580,000	22-Jul-25
1A DIXON COURT ALTONA MEADOWS VIC 3028	\$585,000	22-Mar-25
2A ROFF COURT ALTONA MEADOWS VIC 3028	\$585,000	26-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.~~

This Statement of Information was prepared on: 24 July 2025



55 MAY AVENUE ALTONA MEADOWS VIC 3028

2 1 1

Sold Price

RS

\$580,000

Sold Date

22-Jul-25

Distance

0.64km



1A DIXON COURT ALTONA MEADOWS VIC 3028

2 1 1

Sold Price

\$585,000

Sold Date

22-Mar-25

Distance

0.88km



2A ROFF COURT ALTONA MEADOWS VIC 3028

2 1 1

Sold Price

Sold Date

26-May-25

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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