

## 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

325 QUEEN 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

\$680,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Altona Meadows

Period-from

01 Jul 2025

to

30 Jun 2026

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 73 ROSEBERY STREET ALTONA MEADOWS VIC 3028 | \$705,000 | 10-Apr-26 |
| 93 VICTORIA STREET ALTONA MEADOWS VIC 3028 | \$710,000 | 27-Jun-26 |
| 3 ELYSTAN ROAD ALTONA MEADOWS VIC 3028     | \$720,000 | 15-Apr-26 |

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 July 2026

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**73 ROSEBERY STREET ALTONA  
MEADOWS VIC 3028**

3 1 1

Sold Price **\$705,000** Sold Date **10-Apr-26**

Distance **0.26km**



**93 VICTORIA STREET ALTONA  
MEADOWS VIC 3028**

3 1 2

Sold Price <sup>RS</sup> **\$710,000** Sold Date **27-Jun-26**

Distance **0.14km**



**3 ELYSTAN ROAD ALTONA  
MEADOWS VIC 3028**

3 1 2

Sold Price **\$720,000** Sold Date **15-Apr-26**

Distance **1.28km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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