

## 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

45 CENTRAL AVENUE ALTONA MEADOWS VIC 3028

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Altona Meadows

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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

|                                                 |           |           |
|-------------------------------------------------|-----------|-----------|
| 10 ROACH DRIVE ALTONA MEADOWS VIC 3028          | \$680,000 | 05-Dec-24 |
| 29 GRAHAM COURT ALTONA MEADOWS VIC 3028         | \$705,000 | 04-Feb-25 |
| 46 JAMISON STREET SOUTH ALTONA MEADOWS VIC 3028 | \$737,000 | 21-Mar-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: 07 April 2025



## 10 ROACH DRIVE ALTONA MEADOWS VIC 3028

3 1 2

Sold Price **\$680,000** Sold Date **05-Dec-24**

Distance **1.73km**



## 29 GRAHAM COURT ALTONA MEADOWS VIC 3028

3 1 3

Sold Price **\$705,000** Sold Date **04-Feb-25**

Distance **0.52km**



## 46 JAMISON STREET SOUTH ALTONA MEADOWS VIC 3028

3 1 1

Sold Price <sup>RS</sup> **\$737,000** Sold Date **21-Mar-25**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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