

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

51 CENTRAL AVENUE 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

\$740,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

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

304 QUEEN STREET ALTONA MEADOWS VIC 3028	\$770,000	17-Sep-25
16 MYERS PARADE ALTONA MEADOWS VIC 3028	\$765,000	29-Oct-25
6 SOUTHWICK BOULEVARD ALTONA MEADOWS VIC 3028	\$810,000	16-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: 18 November 2025



Mark Della

P 0409 002 907

M 0409 002 907

E markdella@mancini.com.au



304 QUEEN STREET ALTONA MEADOWS VIC 3028

3 1 2

Sold Price

^{RS}

\$770,000

Sold Date

17-Sep-25

Distance

1.28km



16 MYERS PARADE ALTONA MEADOWS VIC 3028

3 2 4

Sold Price

^{RS}

\$765,000

Sold Date

29-Oct-25

Distance

0.14km



6 SOUTHWICK BOULEVARD ALTONA MEADOWS VIC 3028

3 1 4

Sold Price

\$810,000

Sold Date

16-Sep-25

Distance

0.04km

Notes:

304 Queen Street, Altona Meadows

- 3 bedroom 1 Bathroom 2 cars
- Brick Veneer
- distance to 51 Central Ave is 1.28 Km

16 Myers Parade, Altona Meadows

- 3 bedroom 2 Bathroom 4 Car
- Brick veneer
- Recently sold on 29/10/2025
- Distance to 51 Central Ave is 140 meters

6 Southwick Boulevard, Altona Meadows

- 3 bedroom 1 bathroom 4 car
- Brick veneer
- Distance to 51 Central Ave 40 meters

RS = Recent sale

UN = Undisclosed Sale

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