

## 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

8 NIELSEN COURT 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

\$720,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$717,000

Property type

House

Suburb

Altona Meadows

Period-from

01 May 2024

to

30 Apr 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

8 OBRIEN COURT ALTONA MEADOWS VIC 3028	\$740,000	02-Dec-24
82 NELSON AVENUE ALTONA MEADOWS VIC 3028	\$715,000	29-Nov-24
1 TATMAN DRIVE ALTONA MEADOWS VIC 3028	\$740,000	02-Dec-24

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: 14 May 2025

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### 8 OBRIEN COURT ALTONA MEADOWS VIC 3028

 3
  1
  2

Sold Price **\$740,000** Sold Date **02-Dec-24**

Distance **0.57km**



### 82 NELSON AVENUE ALTONA MEADOWS VIC 3028

 3
  2
  2

Sold Price **\$715,000** Sold Date **29-Nov-24**

Distance **0.54km**



### 1 TATMAN DRIVE ALTONA MEADOWS VIC 3028

 3
  1
  1

Sold Price **\$740,000** Sold Date **02-Dec-24**

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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