

## 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

83 TALBOT STREET 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

\$970,000

&

\$1,030,000

### 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

3 EVERINGHAM ROAD ALTONA MEADOWS VIC 3028	\$976,000	06-Mar-25
7 WEEROONA TERRACE ALTONA MEADOWS VIC 3028	\$996,000	30-Nov-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: 16 April 2025



## 3 EVERINGHAM ROAD ALTONA MEADOWS VIC 3028

 5  2  3

Sold Price

<sup>RS</sup> **\$976,000** Sold Date **06-Mar-25**

Distance **0.71km**



## 7 WEEROONA TERRACE ALTONA MEADOWS VIC 3028

 3  2  1

Sold Price

**\$996,000** Sold Date **30-Nov-24**

Distance **1.12km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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