

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

9 LITTLER COURT 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

\$780,000

&

\$820,000

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

4 HUGGINS COURT ALTONA MEADOWS VIC 3028	\$850,000	21-Nov-24
13 SHIELDS COURT ALTONA MEADOWS VIC 3028	\$880,000	21-Mar-25
7 KNIGHTSBRIDGE AVENUE ALTONA MEADOWS VIC 3028	\$847,000	05-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: 12 May 2025

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4 HUGGINS COURT ALTONA MEADOWS VIC 3028

3 2 2

Sold Price **\$850,000** Sold Date **21-Nov-24**

Distance **0.12km**



13 SHIELDS COURT ALTONA MEADOWS VIC 3028

3 2 -

Sold Price ^{RS} **\$880,000** Sold Date **21-Mar-25**

Distance **0.55km**



7 KNIGHTSBRIDGE AVENUE ALTONA MEADOWS VIC 3028

3 2 2

Sold Price ^{RS} **\$847,000** Sold Date **05-Mar-25**

Distance **0.88km**

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

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