

## 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

96 KNIGHTSBRIDGE 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 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

9 BROWN AVENUE ALTONA MEADOWS VIC 3028	\$660,000	22-Jan-25
48 ROACH DRIVE ALTONA MEADOWS VIC 3028	\$671,500	03-Mar-25
9 ROWSON COURT ALTONA MEADOWS VIC 3028	\$705,000	01-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.~~

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**9 BROWN AVENUE ALTONA  
MEADOWS VIC 3028**

3 1 1

Sold Price **\$660,000** Sold Date **22-Jan-25**

Distance **0.35km**



**48 ROACH DRIVE ALTONA  
MEADOWS VIC 3028**

3 1 1

Sold Price **\$671,500** Sold Date **03-Mar-25**

Distance **0.43km**



**9 ROWSON COURT ALTONA  
MEADOWS VIC 3028**

3 1 1

Sold Price **\$705,000** Sold Date **01-Mar-25**

Distance **0.56km**

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

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