

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

2/14 SPICER BOULEVARD 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,500

Property type

Unit

Suburb

Altona Meadows

Period-from

01 Oct 2024

to

30 Sep 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

4/37-39 MAY AVENUE ALTONA MEADOWS VIC 3028	\$610,000	31-Jan-25
1B HAMMOND COURT ALTONA MEADOWS VIC 3028	\$605,000	07-Apr-25
65 MAY AVENUE ALTONA MEADOWS VIC 3028	\$602,000	08-Apr-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: 08 October 2025



4/37-39 MAY AVENUE ALTONA MEADOWS VIC 3028

 3
  1
  1

Sold Price **\$610,000** Sold Date **31-Jan-25**

Distance **0.61km**



1B HAMMOND COURT ALTONA MEADOWS VIC 3028

 3
  1
  1

Sold Price **\$605,000** Sold Date **07-Apr-25**

Distance **0.63km**



65 MAY AVENUE ALTONA MEADOWS VIC 3028

 3
  2
  1

Sold Price **\$602,000** Sold Date **08-Apr-25**

Distance **0.45km**

RS = Recent sale UN = Undisclosed Sale

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