

## 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

11 WREDE COURT ALTONA MEADOWS VIC 3028

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$758,750

Property type

House

Suburb

Altona Meadows

Period-from

01 Mar 2025

to

28 Feb 2026

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

5 BIRRELL COURT ALTONA MEADOWS VIC 3028	\$990,000	12-Dec-25
14 HOSIE STREET ALTONA MEADOWS VIC 3028	\$970,000	17-Dec-25
17 COX COURT ALTONA MEADOWS VIC 3028	\$920,000	30-Nov-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: 23 March 2026



**5 BIRRELL COURT ALTONA MEADOWS VIC 3028**

4 2 2

Sold Price **\$990,000** Sold Date **12-Dec-25**

Distance **0.86km**



**14 HOSIE STREET ALTONA MEADOWS VIC 3028**

4 2 2

Sold Price **\$970,000** Sold Date **17-Dec-25**

Distance **0.33km**



**17 COX COURT ALTONA MEADOWS VIC 3028**

3 2 2

Sold Price **\$920,000** Sold Date **30-Nov-25**

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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