

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

2/3 TALBOT STREET 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$718,500

Property type

House

Suburb

Altona Meadows

Period-from

01 Aug 2024

to

31 Jul 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

3/3 TALBOT STREET ALTONA MEADOWS VIC 3028	\$650,000	01-Mar-25
4/3 TALBOT STREET ALTONA MEADOWS VIC 3028	\$636,000	16-Aug-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: 26 August 2025



3/3 TALBOT STREET ALTONA MEADOWS VIC 3028

 3
  2
  1

Sold Price **\$650,000** Sold Date **01-Mar-25**

Distance **0km**



4/3 TALBOT STREET ALTONA MEADOWS VIC 3028

 3
  2
  1

Sold Price ^{RS} **\$636,000** Sold Date **16-Aug-25**

Distance **0km**

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

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