

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

4/101-103 WARATAH DRIVE 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$559,000

Property type

Unit

Suburb

Altona Meadows

Period-from

01 Aug 2025

to

31 Jul 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

1/24 NEWHAM WAY ALTONA MEADOWS VIC 3028	\$585,000	16-Jun-26
2/71 GRACE STREET SOUTH ALTONA MEADOWS VIC 3028	\$580,000	11-May-26
2/42 BRUCE STREET SOUTH ALTONA MEADOWS VIC 3028	\$592,500	22-May-26

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: 20 August 2026



Mark Della

P 0409 002 907

M 0409 002 907

E markdella@mancini.com.au



**1/24 NEWHAM WAY ALTONA
MEADOWS VIC 3028**

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Sold Price **\$585,000** Sold Date **16-Jun-26**

Distance **0km**



**2/71 GRACE STREET SOUTH
ALTONA MEADOWS VIC 3028**

2 1 1

Sold Price **\$580,000** Sold Date **11-May-26**

Distance **1.17km**



**2/42 BRUCE STREET SOUTH
ALTONA MEADOWS VIC 3028**

2 2 1

Sold Price ^{RS} **\$592,500** Sold Date **22-May-26**

Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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