

## 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

18 LADY NELSON CRESCENT 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

\$870,000

&

\$910,000

### 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 8 PYRAMUS PLACE ALTONA MEADOWS VIC 3028   | \$900,000 | 08-Apr-25 |
| 29 MAY AVENUE ALTONA MEADOWS VIC 3028     | \$878,000 | 11-Feb-25 |
| 24 VALENTE STREET ALTONA MEADOWS VIC 3028 | \$870,000 | 12-Dec-24 |

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: 06 May 2025

|                                                                                   |                                                                                                                                                                                                                                                             |            |                                |           |                  |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------------------|-----------|------------------|
|  | <b>8 PYRAMUS PLACE ALTONA MEADOWS VIC 3028</b>                                                                                                                                                                                                              | Sold Price | <sup>RS</sup> <b>\$900,000</b> | Sold Date | <b>08-Apr-25</b> |
|                                                                                   |  4  2  2 |            |                                | Distance  | <b>0.63km</b>    |
|  | <b>29 MAY AVENUE ALTONA MEADOWS VIC 3028</b>                                                                                                                                                                                                                | Sold Price | <b>\$878,000</b>               | Sold Date | <b>11-Feb-25</b> |
|                                                                                   |  3  2  2 |            |                                | Distance  | <b>1.39km</b>    |
|  | <b>24 VALENTE STREET ALTONA MEADOWS VIC 3028</b>                                                                                                                                                                                                            | Sold Price | <b>\$870,000</b>               | Sold Date | <b>12-Dec-24</b> |
|                                                                                   |  3  2  2 |            |                                | Distance  | <b>1.08km</b>    |

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

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