

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

148B MERTON 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

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Altona Meadows

Period-from

01 Sep 2024

to

31 Aug 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

1/2 WEAVER COURT ALTONA MEADOWS VIC 3028	\$525,000	18-Aug-25
95 TRAFALGAR AVENUE ALTONA MEADOWS VIC 3028	\$550,000	17-May-25
2/16 HARRISON COURT ALTONA MEADOWS VIC 3028	\$557,000	28-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: 16 September 2025



1/2 WEAVER COURT ALTONA MEADOWS VIC 3028

2 1 1

Sold Price

^{RS}

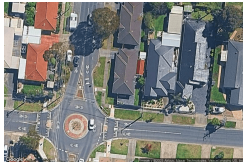
\$525,000

Sold Date

18-Aug-25

Distance

0.51km



95 TRAFALGAR AVENUE ALTONA MEADOWS VIC 3028

2 1 1

Sold Price

\$550,000

Sold Date

17-May-25

Distance

0.24km



2/16 HARRISON COURT ALTONA MEADOWS VIC 3028

2 1 1

Sold Price

^{RS}

\$557,000

Sold Date

28-Aug-25

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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