

## 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 MEDDINGS COURT ALTONA NORTH VIC 3025

### 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

\$880,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$904,000

Property type

House

Suburb

Altona North

Period-from

01 Nov 2024

to

31 Oct 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 54 ROSALA AVENUE ALTONA NORTH VIC 3025 | \$940,000 | 04-Oct-25 |
| 33 KNAPP STREET ALTONA NORTH VIC 3025  | \$975,000 | 02-Aug-25 |
| 30 KNAPP STREET ALTONA NORTH VIC 3025  | \$840,000 | 18-Oct-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: 12 November 2025



### 54 ROSALA AVENUE ALTONA NORTH VIC 3025

4 2 2

Sold Price

<sup>RS</sup>

**\$940,000**

Sold Date

**04-Oct-25**

Distance

**0.44km**



### 33 KNAPP STREET ALTONA NORTH VIC 3025

3 1 1

Sold Price

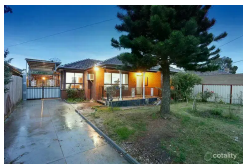
**\$975,000**

Sold Date

**02-Aug-25**

Distance

**0.22km**



### 30 KNAPP STREET ALTONA NORTH VIC 3025

5 2 3

Sold Price

<sup>RS</sup>

**\$840,000**

<sup>UN</sup>

Sold Date

**18-Oct-25**

Distance

**0.13km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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