

## 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

1/7 MAY AVENUE ALTONA MEADOWS VIC 3028

### 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

\$575,000

&

\$590,000

### 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

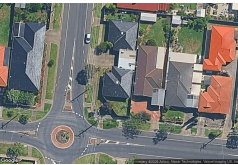
Date of sale

|                                                 |           |           |
|-------------------------------------------------|-----------|-----------|
| 1/24 NEWHAM WAY ALTONA MEADOWS VIC 3028         | \$585,000 | 16-Jun-26 |
| 2/42 BRUCE STREET SOUTH ALTONA MEADOWS VIC 3028 | \$592,500 | -         |
| 2/24 NEWHAM WAY ALTONA MEADOWS VIC 3028         | \$585,000 | 13-Apr-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: 21 August 2026

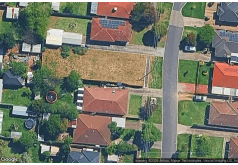


**1/24 NEWHAM WAY ALTONA MEADOWS VIC 3028**

 -  -  -

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

Distance **0km**

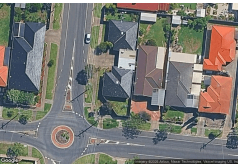


**2/42 BRUCE STREET SOUTH ALTONA MEADOWS VIC 3028**

 -  -  -

Sold Price **\$592,500** Sold Date **-**

Distance **0km**



**2/24 NEWHAM WAY ALTONA MEADOWS VIC 3028**

 2  -  -

Sold Price **\$585,000** Sold Date **13-Apr-26**

Distance **0km**

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

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