

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 CHIARELLA PLACE 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

\$585,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,250

Property type

House

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

1/14 SPICER BOULEVARD ALTONA MEADOWS VIC 3028	\$540,000	16-Jul-26
2/64 SOUTH AVENUE ALTONA MEADOWS VIC 3028	\$552,500	01-May-26
15A SOMMERS DRIVE ALTONA MEADOWS VIC 3028	\$610,000	19-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: 12 August 2026



1/14 SPICER BOULEVARD ALTONA MEADOWS VIC 3028

2 1 2

Sold Price

^{RS}

\$540,000

Sold Date

16-Jul-26

Distance

1.08km



2/64 SOUTH AVENUE ALTONA MEADOWS VIC 3028

2 1 1

Sold Price

\$552,500

Sold Date

01-May-26

Distance

0.32km



15A SOMMERS DRIVE ALTONA MEADOWS VIC 3028

2 1 1

Sold Price

\$610,000

Sold Date

19-May-26

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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