

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

2 FELL COURT 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$717,000

Property type

House

Suburb

Altona Meadows

Period-from

01 Jun 2024

to

31 May 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

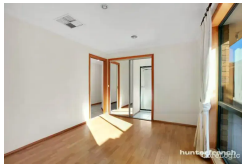
Date of sale

9 LITTLER COURT ALTONA MEADOWS VIC 3028	\$820,000	17-May-25
4 BANKSIA COURT ALTONA MEADOWS VIC 3028	\$815,000	19-Jun-25
10 MCAREE COURT ALTONA MEADOWS VIC 3028	\$830,000	30-May-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: 26 June 2025



9 LITTLER COURT ALTONA MEADOWS VIC 3028

 3  2  2

Sold Price **\$820,000** Sold Date **17-May-25**

Distance **0.45km**



4 BANKSIA COURT ALTONA MEADOWS VIC 3028

 3  1  1

Sold Price ^{RS} **\$815,000** Sold Date **19-Jun-25**

Distance **0.77km**



10 MCAREE COURT ALTONA MEADOWS VIC 3028

 3  2  2

Sold Price ^{RS} **\$830,000** Sold Date **30-May-25**

Distance **0.78km**

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

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