

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

2/101-103 WARATAH DRIVE 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

\$475,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Altona Meadows

Period-from

01 Jun 2025

to

31 May 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

| | | |
|---|-----------|-----------|
| 1/106 POINT COOK ROAD SEABROOK VIC 3028 | \$490,000 | 06-Jun-26 |
| 6/3-5 LITTLER COURT ALTONA MEADOWS VIC 3028 | \$511,000 | 02-May-26 |
| 2/55 ALMA AVENUE ALTONA MEADOWS VIC 3028 | \$500,000 | 14-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: 19 June 2026

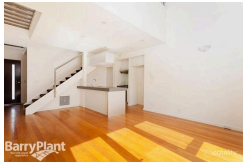


**1/106 POINT COOK ROAD
SEABROOK VIC 3028**

 2  1  1

Sold Price ^{RS} **\$490,000** Sold Date **06-Jun-26**

Distance **0.93km**



**6/3-5 LITTLER COURT ALTONA
MEADOWS VIC 3028**

 2  1  1

Sold Price **\$511,000** Sold Date **02-May-26**

Distance **1.43km**



**2/55 ALMA AVENUE ALTONA
MEADOWS VIC 3028**

 2  1  1

Sold Price **\$500,000** Sold Date **14-Apr-26**

Distance **1.73km**

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

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