

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

2/22 BALMORAL STREET SOUTH 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

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$559,000

Property type

Unit

Suburb

Altona Meadows

Period-from

01 Jul 2025

to

30 Jun 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

2/14 REDDROP COURT ALTONA MEADOWS VIC 3028	\$541,000	21-Jan-26
1/15 FITZPATRICK DRIVE ALTONA MEADOWS VIC 3028	\$550,000	26-May-26
2/1 LYNCH COURT ALTONA MEADOWS VIC 3028	\$545,000	31-Mar-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: 16 July 2026

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**2/14 REDDROP COURT ALTONA
MEADOWS VIC 3028**

2 1 1

Sold Price **\$541,000** Sold Date **21-Jan-26**

Distance **1.3km**



**1/15 FITZPATRICK DRIVE ALTONA
MEADOWS VIC 3028**

2 1 -

Sold Price **\$550,000** Sold Date **26-May-26**

Distance **0.4km**



**2/1 LYNCH COURT ALTONA
MEADOWS VIC 3028**

2 1 1

Sold Price **\$545,000** Sold Date **31-Mar-26**

Distance **0.81km**

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

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