

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

2/16 LYNCH 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

\$540,000

&

\$570,000

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

2/1 LYNCH COURT ALTONA MEADOWS VIC 3028	\$545,000	31-Mar-26
35 MACNEIL DRIVE ALTONA MEADOWS VIC 3028	\$570,000	24-Mar-25
2/69 HIGH STREET SOUTH ALTONA MEADOWS VIC 3028	\$565,000	19-Feb-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: 10 July 2026

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

2 1 1

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

Distance **0.12km**



**35 MACNEIL DRIVE ALTONA
MEADOWS VIC 3028**

2 1 1

Sold Price **\$570,000** Sold Date **24-Mar-25**

Distance **0.19km**



**2/69 HIGH STREET SOUTH
ALTONA MEADOWS VIC 3028**

2 1 1

Sold Price **\$565,000** Sold Date **19-Feb-26**

Distance **0.65km**

RS = Recent sale UN = Undisclosed Sale

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