

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
57 GRACE 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 \$530,000 & \$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$745,000 Property type Other Suburb Altona Meadows
Period-from 01 Jan 2025 to 31 Dec 2025 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
71 MERTON STREET ALTONA MEADOWS VIC 3028	\$570,000	03-Jun-25
1 IRVINE COURT ALTONA MEADOWS VIC 3028	\$560,000	20-Feb-25
6 ROACH DRIVE ALTONA MEADOWS VIC 3028	\$560,000	10-Oct-24

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: 06 January 2026