

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

1/34 AILSA 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

\$680,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$557,000

Property type

Unit

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

2/53-55 MYERS PARADE ALTONA MEADOWS VIC 3028	\$710,000	01-Dec-25
2/25 MAY AVENUE ALTONA MEADOWS VIC 3028	\$710,000	21-May-25
3/5 MYERS PARADE ALTONA MEADOWS VIC 3028	\$690,000	10-Oct-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: 13 January 2026

Michael Tsigeridis
M 0421336633
E michael@hunterfrench.com.au



**2/53-55 MYERS PARADE ALTONA
MEADOWS VIC 3028**

3 2 1

Sold Price

^{RS} **\$710,000**

Sold Date

01-Dec-25

Distance

1.2km



**2/25 MAY AVENUE ALTONA
MEADOWS VIC 3028**

3 1 2

Sold Price

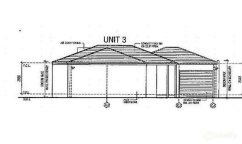
\$710,000

Sold Date

21-May-25

Distance

1.58km



**3/5 MYERS PARADE ALTONA
MEADOWS VIC 3028**

3 2 1

Sold Price

\$690,000

Sold Date

10-Oct-25

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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