

## 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

2/48 ALMA AVENUE ALTONA MEADOWS VIC 3028

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

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

2/71 GRACE STREET SOUTH ALTONA MEADOWS VIC 3028	\$580,000	11-May-26
2/64 SOUTH AVENUE ALTONA MEADOWS VIC 3028	\$552,500	01-May-26
1/15 FITZPATRICK DRIVE ALTONA MEADOWS VIC 3028	\$550,000	26-May-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: 02 July 2026

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**2/71 GRACE STREET SOUTH  
ALTONA MEADOWS VIC 3028**

2 1 1

Sold Price **\$580,000** Sold Date **11-May-26**

Distance **0.93km**



**2/64 SOUTH AVENUE ALTONA  
MEADOWS VIC 3028**

2 1 1

Sold Price **\$552,500** Sold Date **01-May-26**

Distance **1.6km**



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

2 1 -

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

Distance **1.88km**

RS = Recent sale      UN = Undisclosed Sale

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