

## 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

14 LYNCH COURT 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

\$820,000

&

\$860,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$758,750

Property type

House

Suburb

Altona Meadows

Period-from

01 Mar 2025

to

28 Feb 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

40 NEWHAM WAY ALTONA MEADOWS VIC 3028	\$835,000	11-Feb-26
8 TOMKIN COURT ALTONA MEADOWS VIC 3028	\$870,000	05-Nov-25
12 GIBSON COURT ALTONA MEADOWS VIC 3028	\$820,000	05-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.~~

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**40 NEWHAM WAY ALTONA MEADOWS VIC 3028**

5 2 2

Sold Price <sup>RS</sup> **\$835,000** Sold Date **11-Feb-26**

Distance **0.25km**



**8 TOMKIN COURT ALTONA MEADOWS VIC 3028**

4 2 2

Sold Price **\$870,000** Sold Date **05-Nov-25**

Distance **0.29km**



**12 GIBSON COURT ALTONA MEADOWS VIC 3028**

4 2 2

Sold Price <sup>RS</sup> **\$820,000** Sold Date **05-Feb-26**

Distance **0.34km**

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

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