

## 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

2/105 MERTON STREET 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

\$490,000

&

\$539,000

### 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

2/55 ALMA AVENUE ALTONA MEADOWS VIC 3028	\$500,000	14-Apr-26
1/33 MERTON STREET ALTONA MEADOWS VIC 3028	\$500,000	12-Mar-26
6/3-5 LITTLER COURT ALTONA MEADOWS VIC 3028	\$511,000	02-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: 07 July 2026

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**2/55 ALMA AVENUE ALTONA  
MEADOWS VIC 3028**

2 1 1

Sold Price **\$500,000** Sold Date **14-Apr-26**

Distance **0.6km**



**1/33 MERTON STREET ALTONA  
MEADOWS VIC 3028**

2 1 1

Sold Price Sold Date **12-Mar-26**

Distance **0.65km**



**6/3-5 LITTLER COURT ALTONA  
MEADOWS VIC 3028**

2 1 1

Sold Price **\$511,000** Sold Date **02-May-26**

Distance **0.6km**

RS = Recent sale      UN = Undisclosed Sale

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