

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

1/39 KIORA STREET 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

\$580,000

&

\$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$557,500

Property type

Unit

Suburb

Altona Meadows

Period-from

01 Sep 2025

to

31 Aug 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

1/10 DILLON COURT ALTONA MEADOWS VIC 3028	\$625,000	26-May-26
8 HAMMOND COURT ALTONA MEADOWS VIC 3028	\$630,000	07-Aug-26
2/71 GRACE STREET SOUTH ALTONA MEADOWS VIC 3028	\$580,000	11-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: 16 September 2026



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**1/10 DILLON COURT ALTONA
MEADOWS VIC 3028**

2 1 1

Sold Price **\$625,000** Sold Date **26-May-26**

Distance **0.94km**



**8 HAMMOND COURT ALTONA
MEADOWS VIC 3028**

2 1 2

Sold Price ^{RS} **\$630,000** Sold Date **07-Aug-26**

Distance **1.02km**



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

2 1 1

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

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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