

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

9 RALPH COURT 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

\$880,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$597,500

Property type

Land

Suburb

Altona Meadows

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

4 IRVINE COURT ALTONA MEADOWS VIC 3028	\$995,000	24-Apr-25
29 MAY AVENUE ALTONA MEADOWS VIC 3028	\$878,000	11-Feb-25
8 PYRAMUS PLACE ALTONA MEADOWS VIC 3028	\$900,000	08-Apr-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: 16 June 2025

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**4 IRVINE COURT ALTONA
MEADOWS VIC 3028**

4 2 2

Sold Price ^{RS} **\$995,000** ^{UN} Sold Date **24-Apr-25**

Distance **0.53km**



**29 MAY AVENUE ALTONA
MEADOWS VIC 3028**

4 2 2

Sold Price **\$878,000** Sold Date **11-Feb-25**

Distance **0.88km**



**8 PYRAMUS PLACE ALTONA
MEADOWS VIC 3028**

4 2 2

Sold Price ^{RS} **\$900,000** Sold Date **08-Apr-25**

Distance **1.04km**

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

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