

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 DIXON 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

\$720,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$761,000

Property type

House

Suburb

Altona Meadows

Period-from

01 Apr 2025

to

31 Mar 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

8 NIELSEN COURT ALTONA MEADOWS VIC 3028	\$770,000	26-May-25
69 HOWARD STREET ALTONA MEADOWS VIC 3028	\$750,000	02-Apr-26
20 LAIRD DRIVE ALTONA MEADOWS VIC 3028	\$750,000	04-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.~~

This Statement of Information was prepared on: 16 April 2026



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**8 NIELSEN COURT ALTONA
MEADOWS VIC 3028**

3 1 1

Sold Price **\$770,000** Sold Date **26-May-25**

Distance **0.13km**



**69 HOWARD STREET ALTONA
MEADOWS VIC 3028**

3 1 -

Sold Price ^{RS} **\$750,000** Sold Date **02-Apr-26**

Distance **0.33km**



**20 LAIRD DRIVE ALTONA
MEADOWS VIC 3028**

3 1 2

Sold Price **\$750,000** Sold Date **04-Feb-26**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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