

## 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

19 GRAHAM 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

\$865,000

&

\$915,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$761,000

Property type

House

Suburb

Altona Meadows

Period-from

01 May 2025

to

30 Apr 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

|                                                 |           |           |
|-------------------------------------------------|-----------|-----------|
| 11 HUGGINS COURT ALTONA MEADOWS VIC 3028        | \$900,000 | 05-Dec-25 |
| 9 DEVENPORT COURT ALTONA MEADOWS VIC 3028       | \$861,000 | 13-Feb-26 |
| 24 LADY NELSON CRESCENT ALTONA MEADOWS VIC 3028 | \$910,000 | 22-Dec-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: 01 May 2026



## 11 HUGGINS COURT ALTONA MEADOWS VIC 3028

3 2 1

Sold Price **\$900,000** Sold Date **05-Dec-25**

Distance **0.56km**



## 9 DEVENPORT COURT ALTONA MEADOWS VIC 3028

3 2 2

Sold Price <sup>RS</sup> **\$861,000** Sold Date **13-Feb-26**

Distance **0.66km**



## 24 LADY NELSON CRESCENT ALTONA MEADOWS VIC 3028

3 2 2

Sold Price **\$910,000** Sold Date **22-Dec-25**

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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