

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

1/55 TATMAN DRIVE 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,000

Property type

House

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

4 CHIARELLA PLACE ALTONA MEADOWS VIC 3028	\$575,000	17-Aug-26
26B MACNEIL DRIVE ALTONA MEADOWS VIC 3028	\$607,000	15-Sep-26
26A MACNEIL DRIVE ALTONA MEADOWS VIC 3028	\$645,000	15-Sep-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: 24 September 2026



4 CHIARELLA PLACE ALTONA MEADOWS VIC 3028

2 1 1

Sold Price

^{RS}

\$575,000

Sold Date

17-Aug-26

Distance

1.37km



26B MACNEIL DRIVE ALTONA MEADOWS VIC 3028

2 1 1

Sold Price

^{RS}

\$607,000

Sold Date

15-Sep-26

Distance

2.18km



26A MACNEIL DRIVE ALTONA MEADOWS VIC 3028

2 1 1

Sold Price

^{RS}

\$645,000

Sold Date

15-Sep-26

Distance

2.18km

RS = Recent sale

UN = Undisclosed Sale

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