

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

8 GROOME 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

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

18 HOSIE STREET ALTONA MEADOWS VIC 3028	\$1,170,000	10-Jun-25
3 EDDISON CLOSE ALTONA MEADOWS VIC 3028	\$1,180,000	05-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: 12 May 2026



**18 HOSIE STREET ALTONA
MEADOWS VIC 3028**

4 3 2

Sold Price **\$1,170,000** Sold Date **10-Jun-25**

Distance **0.5km**



**3 EDDISON CLOSE ALTONA
MEADOWS VIC 3028**

5 2 2

Sold Price **\$1,180,000** Sold Date **05-Dec-25**

Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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