

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 35 Linden Street, Altona Meadows Vic 3028

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$880,000 & \$950,000

Median sale price

Median price \$800,000 Property Type House Suburb Altona Meadows

Period - From 01/10/2025 to 31/12/2025 Source REIV

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 six 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
1	5 Birrell Ct ALTONA MEADOWS 3028	\$990,000	09/01/2026
2	4 Oakes Ct ALTONA MEADOWS 3028	\$935,000	09/01/2026
3	14 Ayr St ALTONA MEADOWS 3028	\$1,055,000	12/12/2025

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 six months.~~

This Statement of Information was prepared on: 20/03/2026 16:22

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Property Type: Land
Land Size: 466 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$950,000
Median House Price
December quarter 2025: \$800,000

Comparable Properties



5 Birrell Ct ALTONA MEADOWS 3028 (REI/VG)

Agent Comments



Price: \$990,000
Method: Private Sale
Date: 09/01/2026
Property Type: House
Land Size: 542 sqm approx



4 Oakes Ct ALTONA MEADOWS 3028 (REI/VG)

Agent Comments



Price: \$935,000
Method: Private Sale
Date: 09/01/2026
Property Type: House
Land Size: 502 sqm approx



14 Ayr St ALTONA MEADOWS 3028 (REI/VG)

Agent Comments



Price: \$1,055,000
Method: Sold Before Auction
Date: 12/12/2025
Property Type: House
Land Size: 482 sqm approx

Account - Whitefox Real Estate | P: 96459699



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