

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

3 CHESTERTON ROAD 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

\$970,000

&

\$1,040,000

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

6 CLASSIC COURT ALTONA MEADOWS VIC 3028	\$970,000	13-Apr-26
14 HOSIE STREET ALTONA MEADOWS VIC 3028	\$970,000	17-Dec-25
5 BIRRELL COURT ALTONA MEADOWS VIC 3028	\$990,000	12-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: 22 April 2026


6 CLASSIC COURT ALTONA MEADOWS VIC 3028
 4  2  2

 Sold Price ^{RS} **\$970,000** ^{UN} Sold Date **13-Apr-26**

 Distance **0.08km**

14 HOSIE STREET ALTONA MEADOWS VIC 3028
 4  2  2

 Sold Price **\$970,000** Sold Date **17-Dec-25**

 Distance **1.69km**

5 BIRRELL COURT ALTONA MEADOWS VIC 3028
 4  2  2

 Sold Price **\$990,000** Sold Date **12-Dec-25**

 Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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