

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

8/27 POINT COOK 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

\$539,999

&

\$569,999

Median sale price

(*Delete house or unit as applicable)

Median Price

\$557,000

Property type

Unit

Suburb

Altona Meadows

Period-from

01 Feb 2025

to

31 Jan 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

3/22 GORDON AVENUE SOUTH ALTONA MEADOWS VIC 3028	\$550,000	15-Nov-25
3/51 STREZLECKI GROVE SOUTH ALTONA MEADOWS VIC 3028	\$540,000	05-Nov-25
4/15-16 DAVIS COURT ALTONA MEADOWS VIC 3028	\$540,000	30-Sep-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: 19 February 2026

