

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

75 BALACLAVA AVENUE, ALTONA MEADOWS, VIC 3028

Indicative selling price

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

Single price

\$849,000

or range between

&

Median sale price

Median price

\$770,250

Property Type

House

Suburb

ALTONA MEADOWS

Period - From

01 Aug 2025

to

31 Jul 2026

Source

Cotality

Comparable property sales

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
24 HOSKEN STREET ALTONA MEADOWS VIC 3028	\$820,000	13-Jun-26
6 MISSEN COURT ALTONA MEADOWS VIC 3028	\$880,000	09-May-26
3 CARR COURT ALTONA MEADOWS VIC 3028	\$870,000	07-Aug-26

This Statement of Information was prepared on:

20/08/2026