

## 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

119 NORTH ROAD AVONDALE HEIGHTS VIC 3034

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$2,090,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$965,000

Property type

House

Suburb

Avondale Heights

Period-from

01 Sep 2024

to

31 Aug 2025

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

|                                              |             |           |
|----------------------------------------------|-------------|-----------|
| 23 DUKE STREET AVONDALE HEIGHTS VIC 3034     | \$2,220,000 | 10-May-25 |
| 139 RIVIERA ROAD AVONDALE HEIGHTS VIC 3034   | \$1,785,000 | 07-Aug-25 |
| 2 PEPPERCORN COURT AVONDALE HEIGHTS VIC 3034 | \$2,425,000 | 02-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 September 2025



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**23 DUKE STREET AVONDALE  
HEIGHTS VIC 3034**

5 5 4

Sold Price **\$2,220,000** Sold Date **10-May-25**

Distance **1.67km**



**139 RIVIERA ROAD AVONDALE  
HEIGHTS VIC 3034**

5 3 3

Sold Price <sup>RS</sup> **\$1,785,000** <sup>UN</sup> Sold Date **07-Aug-25**

Distance **1.69km**



**2 PEPPERCORN COURT  
AVONDALE HEIGHTS VIC 3034**

5 3 8

Sold Price <sup>RS</sup> **\$2,425,000** Sold Date **02-Sep-25**

Distance **1.3km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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