

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

2/17 ROBSON AVENUE AVONDALE HEIGHTS VIC 3034

Indicative selling price

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

Single Price

\$649,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Avondale Heights

Period-from

01 Nov 2024

to

31 Oct 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

1/22-24 MILITARY ROAD AVONDALE HEIGHTS VIC 3034	\$741,000	28-Jul-25
3/3 ALEXANDER STREET AVONDALE HEIGHTS VIC 3034	\$752,000	24-May-25
33 HANLEY STREET AVONDALE HEIGHTS VIC 3034	\$620,000	10-Jul-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: 05 November 2025



David Gigliotti
P 9337 5066
M 0411 824 854
E david@mooneevalley.com.au



**1/22-24 MILITARY ROAD
AVONDALE HEIGHTS VIC 3034**

2 2 1

Sold Price **\$741,000** Sold Date **28-Jul-25**

Distance **0.52km**



**3/3 ALEXANDER STREET
AVONDALE HEIGHTS VIC 3034**

2 2 1

Sold Price **\$752,000** Sold Date **24-May-25**

Distance **0.61km**



**33 HANLEY STREET AVONDALE
HEIGHTS VIC 3034**

2 1 2

Sold Price ^{RS} **\$620,000** Sold Date **10-Jul-25**

Distance **0.94km**

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

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