

## 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

1/42 ORLEANS 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

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Avondale Heights

Period-from

01 Oct 2024

to

30 Sep 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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 1/272 MILLEARA ROAD AVONDALE HEIGHTS VIC 3034 | \$700,000 | 18-Jul-25 |
| 3/14 CHAUMONT DRIVE AVONDALE HEIGHTS VIC 3034 | \$770,000 | 24-Sep-25 |
| 25A ROBSON AVENUE AVONDALE HEIGHTS VIC 3034   | \$750,000 | 26-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: 17 October 2025



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**1/272 MILLEARA ROAD  
AVONDALE HEIGHTS VIC 3034**

4 1 -

Sold Price **\$700,000** Sold Date **18-Jul-25**

Distance **0.14km**



**3/14 CHAUMONT DRIVE  
AVONDALE HEIGHTS VIC 3034**

3 1 2

Sold Price <sup>RS</sup> **\$770,000** Sold Date **24-Sep-25**

Distance **0.23km**



**25A ROBSON AVENUE AVONDALE  
HEIGHTS VIC 3034**

3 2 1

Sold Price **\$750,000** Sold Date **26-Jul-25**

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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