

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

3/28 BORDEAUX STREET 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

\$735,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,500

Property type

Unit

Suburb

Avondale Heights

Period-from

01 Mar 2025

to

28 Feb 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

3/14 CHAUMONT DRIVE AVONDALE HEIGHTS VIC 3034	\$770,000	21-Sep-25
14 HOLDEN AVENUE AVONDALE HEIGHTS VIC 3034	\$828,000	28-Feb-26
2/83 NORTH ROAD AVONDALE HEIGHTS VIC 3034	\$750,000	24-Nov-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: 02 March 2026



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

 3  1  2

Sold Price **\$770,000** Sold Date **21-Sep-25**

Distance **0.44km**



**14 HOLDEN AVENUE AVONDALE
HEIGHTS VIC 3034**

 3  1  1

Sold Price ^{RS} **\$828,000** Sold Date **28-Feb-26**

Distance **0.75km**



**2/83 NORTH ROAD AVONDALE
HEIGHTS VIC 3034**

 3  2  2

Sold Price **\$750,000** Sold Date **24-Nov-25**

Distance **0.79km**

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

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