

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

2/6 NELSON COURT 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

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,500

Property type

Unit

Suburb

Avondale Heights

Period-from

01 Feb 2025

to

31 Jan 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

2/17 ROBSON AVENUE AVONDALE HEIGHTS VIC 3034	\$649,000	05-Nov-25
52B MILITARY ROAD AVONDALE HEIGHTS VIC 3034	\$611,600	29-Nov-25
3/3-5 NELSON COURT AVONDALE HEIGHTS VIC 3034	\$590,500	11-Oct-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: 27 February 2026



2/17 ROBSON AVENUE AVONDALE HEIGHTS VIC 3034 Sold Price **\$649,000** Sold Date **05-Nov-25**

 2  1  1

Distance **0.55km**



52B MILITARY ROAD AVONDALE HEIGHTS VIC 3034 Sold Price **\$611,600** Sold Date **29-Nov-25**

 2  1  -

Distance **0.52km**



3/3-5 NELSON COURT AVONDALE HEIGHTS VIC 3034 Sold Price **\$590,500** Sold Date **11-Oct-25**

 2  1  1

Distance **0.06km**

RS = Recent sale UN = Undisclosed Sale

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