

## 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

4/3 ALEXANDER STREET AVONDALE HEIGHTS VIC 3034

### Indicative selling price

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

Single Price

\$935,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Avondale Heights

Period-from

01 Apr 2025

to

31 Mar 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

1/31 SURREY DRIVE KEILOR EAST VIC 3033	\$920,000	17-Feb-26
1/8 RIVERSIDE AVENUE AVONDALE HEIGHTS VIC 3034	\$900,000	11-Dec-25
11 SYDNEY STREET AVONDALE HEIGHTS VIC 3034	\$890,000	10-Dec-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: 20 April 2026



**1/31 SURREY DRIVE KEILOR EAST  
 VIC 3033**

 3  2  2

Sold Price **\$920,000** Sold Date **17-Feb-26**

Distance **1.96km**



**1/8 RIVERSIDE AVENUE  
 AVONDALE HEIGHTS VIC 3034**

 3  2  2

Sold Price **\$900,000** Sold Date **11-Dec-25**

Distance **0.32km**



**11 SYDNEY STREET AVONDALE  
 HEIGHTS VIC 3034**

 3  2  1

Sold Price **\$890,000** Sold Date **10-Dec-25**

Distance **0.64km**

RS = Recent sale      UN = Undisclosed Sale

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