

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$840,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Avondale Heights

Period-from

01 Jun 2025

to

31 May 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

1/8 RIVERSIDE AVENUE AVONDALE HEIGHTS VIC 3034	\$900,000	11-Dec-25
4/26 RIVERVIEW STREET AVONDALE HEIGHTS VIC 3034	\$880,000	13-May-26
3/51 CANNING STREET AVONDALE HEIGHTS VIC 3034	\$860,000	27-Mar-26

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 June 2026



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

 3  2  2

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

Distance **0.32km**



**4/26 RIVERVIEW STREET
AVONDALE HEIGHTS VIC 3034**

 3  2  1

Sold Price ^{RS} **\$880,000** Sold Date **13-May-26**

Distance **0.4km**



**3/51 CANNING STREET AVONDALE
HEIGHTS VIC 3034**

 4  2  2

Sold Price **\$860,000** Sold Date **27-Mar-26**

Distance **0.46km**

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

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