

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

6/8 MILITARY ROAD 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

\$888,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,500

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

4/26 RIVERVIEW STREET AVONDALE HEIGHTS VIC 3034	\$880,000	13-May-26
32 CLARENDON STREET AVONDALE HEIGHTS VIC 3034	\$888,000	05-Feb-26
1/1 RIVERVIEW STREET AVONDALE HEIGHTS VIC 3034	\$905,000	25-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: 25 June 2026



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

3 2 1

Sold Price

^{RS}

\$880,000

Sold Date

13-May-26

Distance

0.7km



**32 CLARENDON STREET
AVONDALE HEIGHTS VIC 3034**

4 2 2

Sold Price

\$888,000

Sold Date

05-Feb-26

Distance

0.74km



**1/1 RIVERVIEW STREET
AVONDALE HEIGHTS VIC 3034**

4 2 1

Sold Price

\$905,000

Sold Date

25-Mar-26

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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