

## 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

16 OAKLEY DRIVE 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

or range  
between

\$1,300,000

&

\$1,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,020,000

Property type

House

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

6 BRIGHTON COURT AVONDALE HEIGHTS VIC 3034	\$1,315,000	02-May-26
11 MADELINE COURT AVONDALE HEIGHTS VIC 3034	\$1,390,000	21-Feb-26
116 RIVIERA ROAD AVONDALE HEIGHTS VIC 3034	\$1,400,000	07-May-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: 09 June 2026



**6 BRIGHTON COURT AVONDALE HEIGHTS VIC 3034**

 4  3  2

Sold Price <sup>RS</sup> **\$1,315,000** <sup>UN</sup> Sold Date **02-May-26**

Distance **1.08km**



**11 MADELINE COURT AVONDALE HEIGHTS VIC 3034**

 3  2  2

Sold Price **\$1,390,000** Sold Date **21-Feb-26**

Distance **0.98km**



**116 RIVIERA ROAD AVONDALE HEIGHTS VIC 3034**

 4  3  3

Sold Price <sup>RS</sup> **\$1,400,000** Sold Date **07-May-26**

Distance **0.64km**

RS = Recent sale      UN = Undisclosed Sale

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