

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

4/39 CANNING 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

\$715,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Avondale Heights

Period-from

01 Jul 2025

to

30 Jun 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

2/52 MONTELLIER DRIVE AVONDALE HEIGHTS VIC 3034	\$720,000	24-Mar-26
2/31 RIVIERA ROAD AVONDALE HEIGHTS VIC 3034	\$715,000	30-May-26
14 HOLDEN AVENUE AVONDALE HEIGHTS VIC 3034	\$828,000	28-Feb-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: 19 July 2026



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**2/52 MONTELLIER DRIVE
AVONDALE HEIGHTS VIC 3034**

3 1 1

Sold Price **\$720,000** Sold Date **24-Mar-26**

Distance **1.73km**



**2/31 RIVIERA ROAD AVONDALE
HEIGHTS VIC 3034**

3 1 1

Sold Price **\$715,000** Sold Date **30-May-26**

Distance **1.72km**



**14 HOLDEN AVENUE AVONDALE
HEIGHTS VIC 3034**

3 1 1

Sold Price **\$828,000** Sold Date **28-Feb-26**

Distance **1.84km**

RS = Recent sale UN = Undisclosed Sale

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