

## 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

45A SOUTH GATEWAY 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

\$1,230,000

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 Aug 2025

to

31 Jul 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 ROGERSON STREET AVONDALE HEIGHTS VIC 3034 | \$1,250,000 | 10-Jul-26 |
| 6A LANGHAM STREET AVONDALE HEIGHTS VIC 3034 | \$1,180,000 | 23-May-26 |
| 13A RIVIERA ROAD AVONDALE HEIGHTS VIC 3034  | \$1,400,000 | 25-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: 03 August 2026



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**1 ROGERSON STREET AVONDALE  
HEIGHTS VIC 3034**

Sold Price

<sup>RS</sup>

**\$1,250,000**

Sold Date

**10-Jul-26**

3

2

1

Distance

**1.33km**



**6A LANGHAM STREET AVONDALE  
HEIGHTS VIC 3034**

Sold Price

**\$1,180,000**

Sold Date

**23-May-26**

4

3

1

Distance

**1.98km**



**13A RIVIERA ROAD AVONDALE  
HEIGHTS VIC 3034**

Sold Price

**\$1,400,000**

Sold Date

**25-Feb-26**

4

3

1

Distance

**0.97km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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