

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

3/88 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

or range
between

\$580,000

&

\$630,000

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

4 ALDEA CRESCENT AVONDALE HEIGHTS VIC 3034	\$642,000	20-Jun-26
3/2-26 NORTH ROAD AVONDALE HEIGHTS VIC 3034	\$655,000	18-Mar-26
5/31 VINE STREET BRAYBROOK VIC 3019	\$625,500	11-Apr-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: 20 July 2026



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4 ALDEA CRESCENT AVONDALE HEIGHTS VIC 3034

2 2 1

Sold Price

^{RS} **\$642,000** Sold Date **20-Jun-26**

Distance **0.63km**



3/2-26 NORTH ROAD AVONDALE HEIGHTS VIC 3034

2 1 1

Sold Price

\$655,000 Sold Date **18-Mar-26**

Distance **1.93km**



5/31 VINE STREET BRAYBROOK VIC 3019

2 2 1

Sold Price

\$625,500 Sold Date **11-Apr-26**

Distance **1.27km**

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

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