

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Avondale Heights

Period-from

01 May 2025

to

30 Apr 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

1/11 RIVERSIDE AVENUE AVONDALE HEIGHTS VIC 3034	\$855,000	28-Mar-26
3/51 CANNING STREET AVONDALE HEIGHTS VIC 3034	\$860,000	16-Apr-26
1/42 ORLEANS ROAD AVONDALE HEIGHTS VIC 3034	\$880,000	26-Nov-25

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: 07 May 2026



**1/11 RIVERSIDE AVENUE  
AVONDALE HEIGHTS VIC 3034**

3 2 2

Sold Price <sup>RS</sup> **\$855,000** Sold Date **28-Mar-26**

Distance **0.2km**



**3/51 CANNING STREET AVONDALE  
HEIGHTS VIC 3034**

4 2 2

Sold Price <sup>RS</sup> **\$860,000** Sold Date **16-Apr-26**

Distance **0.23km**



**1/42 ORLEANS ROAD AVONDALE  
HEIGHTS VIC 3034**

3 1 1

Sold Price **\$880,000** Sold Date **26-Nov-25**

Distance **1.88km**

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

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