

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 SYDNEY 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$962,500

Property type

House

Suburb

Avondale Heights

Period-from

01 Nov 2024

to

31 Oct 2025

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

5 MCKENNA STREET AVONDALE HEIGHTS VIC 3034	\$910,000	17-May-25
3 SYDNEY STREET AVONDALE HEIGHTS VIC 3034	\$950,000	25-Jun-25
26 MEDFIELD AVENUE AVONDALE HEIGHTS VIC 3034	\$990,000	25-Oct-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: 13 November 2025



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**5 MCKENNA STREET AVONDALE
HEIGHTS VIC 3034**

3 1 1

Sold Price **\$910,000** Sold Date **17-May-25**

Distance **0.69km**



**3 SYDNEY STREET AVONDALE
HEIGHTS VIC 3034**

3 1 1

Sold Price **\$950,000** Sold Date **25-Jun-25**

Distance **0.07km**



**26 MEDFIELD AVENUE AVONDALE
HEIGHTS VIC 3034**

3 1 1

Sold Price ^{RS} **\$990,000** Sold Date **25-Oct-25**

Distance **0.67km**

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

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