

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

or range
between

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,500

Property type

Unit

Suburb

Avondale Heights

Period-from

01 Jun 2025

to

31 May 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
62 WOOD STREET AVONDALE HEIGHTS VIC 3034	\$690,000	20-Jan-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: 16 June 2026



**2/52 MONTEPELLIER 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 ^{RS} **\$715,000** Sold Date **30-May-26**

Distance **1.71km**



**62 WOOD STREET AVONDALE
 HEIGHTS VIC 3034**

 3  1  1

Sold Price ^{RS} **\$690,000** Sold Date **20-Jan-26**

Distance **1.31km**

RS = Recent sale UN = Undisclosed Sale

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