

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

22 RIDLEY AVENUE 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,000

Property type

Unit

Suburb

Avondale Heights

Period-from

01 Aug 2024

to

31 Jul 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

3/10 NELSON COURT AVONDALE HEIGHTS VIC 3034	\$710,000	11-Jun-25
25A ROBSON AVENUE AVONDALE HEIGHTS VIC 3034	\$750,000	26-Jul-25
2/17 RIVERSIDE AVENUE AVONDALE HEIGHTS VIC 3034	\$715,000	19-Jul-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: 28 August 2025



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**3/10 NELSON COURT AVONDALE
HEIGHTS VIC 3034**

3 1 1

Sold Price

\$710,000

Sold Date

11-Jun-25

Distance

0.25km



**25A ROBSON AVENUE AVONDALE
HEIGHTS VIC 3034**

3 2 1

Sold Price

^{RS} **\$750,000** ^{UN}

Sold Date

26-Jul-25

Distance

0.66km



**2/17 RIVERSIDE AVENUE
AVONDALE HEIGHTS VIC 3034**

3 1 1

Sold Price

^{RS} **\$715,000**

Sold Date

19-Jul-25

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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