

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

1-22-24 Military Road, Avondale Heights Vic 3034

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$690,000

&

\$730,000

Median sale price

Median price \$795,000

Property Type Unit

Suburb Avondale Heights

Period - From 01/04/2025

to

30/06/2025

Source REIV

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 six 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	3/3 Alexander St AVONDALE HEIGHTS 3034	\$752,000	24/05/2025
2	9 Poble Wlk AVONDALE HEIGHTS 3034	\$735,000	30/04/2025
3			

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 six months.~~

This Statement of Information was prepared on:

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Melissa Privitelli
0422 707 023
melissa@whitefoxrealestate.com.au



3 2 1

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$690,000 - \$730,000
Median Unit Price
June quarter 2025: \$795,000

Comparable Properties

3/3 Alexander St AVONDALE HEIGHTS 3034 (REI)

Agent Comments

2 3 2

Price: \$752,000
Method:
Date: 24/05/2025
Property Type: Townhouse (Single)



9 Poble Wlk AVONDALE HEIGHTS 3034 (RE/VG)

Agent Comments

3 2 2

Price: \$735,000
Method: Sold Before Auction
Date: 30/04/2025
Property Type: Townhouse (Res)
Land Size: 132 sqm approx

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 six months. 3/3 Alexander Street, Avondale Heights and 9 Poble Walk, Avondale Heights are the nly two comparable properties that have sold in the last six months.