

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

1/272 MILLEARA ROAD 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Avondale Heights

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

1/61 SAN REMO DRIVE AVONDALE HEIGHTS VIC 3034	\$795,000	23-Apr-25
3/53 SAN REMO DRIVE AVONDALE HEIGHTS VIC 3034	\$694,000	15-Feb-25
4/22-24 MILITARY ROAD AVONDALE HEIGHTS VIC 3034	\$730,000	05-Feb-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.~~

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1/61 SAN REMO DRIVE AVONDALE HEIGHTS VIC 3034 Sold Price **\$795,000** Sold Date **23-Apr-25**

3 2 2

Distance **0.82km**



3/53 SAN REMO DRIVE AVONDALE HEIGHTS VIC 3034 Sold Price **\$694,000** Sold Date **15-Feb-25**

3 2 1

Distance **0.86km**



4/22-24 MILITARY ROAD AVONDALE HEIGHTS VIC 3034 Sold Price **\$730,000** Sold Date **05-Feb-25**

3 2 1

Distance **1.88km**

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

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