

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

13 Rim Cross Drive, Avondale Heights Vic 3034

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$712,000

Property Type Unit

Suburb Avondale Heights

Period - From 01/01/2025

to 31/03/2025

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	100 Milleara Rd KEILOR EAST 3033	\$850,000	20/05/2025
2	2 Bordeaux St AVONDALE HEIGHTS 3034	\$830,000	07/04/2025
3	18 Grant Gr KEILOR EAST 3033	\$860,000	08/02/2025

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:

19/06/2025 13:58



3 1 2

Rooms: 4
Property Type: House (Res)
Land Size: 519 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
March quarter 2025: \$712,000

Comparable Properties



100 Milleara Rd KEILOR EAST 3033 (REI)

[Agent Comments](#)

3 1 2

Price: \$850,000
Method: Sold Before Auction
Date: 20/05/2025
Property Type: House
Land Size: 624 sqm approx



2 Bordeaux St AVONDALE HEIGHTS 3034 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$830,000
Method: Sold Before Auction
Date: 07/04/2025
Property Type: House
Land Size: 553 sqm approx



18 Grant Gr KEILOR EAST 3033 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$860,000
Method: Auction Sale
Date: 08/02/2025
Property Type: House (Res)
Land Size: 529 sqm approx