

## 92 North Road, Avondale Heights Vic 3034



**4 Bed 2 Bath 2 Car**  
**Property Type:** House  
**Indicative Selling Price**  
 \$1,120,000- \$1,220,000  
**Median House Price**  
 Year ending December 2025:  
 \$1,017,500

## Comparable Properties



### 12a Westminster Drive, Avondale Heights 3034 (REI/VG)

**3 Bed 2 Bath 2 Car**  
**Price:** \$1,150,000  
**Method:** Auction Sale  
**Date:** 21/02/2026  
**Property Type:** House (Res)  
**Agent Comments:** Single level modern construction, side by side development. Inferior accommodation.



### 34 Deutscher Street, Avondale Heights 3034 (REI/VG)

**4 Bed 3 Bath 2 Car**  
**Price:** \$1,235,000  
**Method:** Sold Before Auction  
**Date:** 27/01/2026  
**Property Type:** House (Res)  
**Land Size:** 292 sqm approx  
**Agent Comments:** Modern residence side by side development, comparable accommodation.



### 7a Arvern Avenue, Avondale Heights 3034 (REI/VG)

**4 Bed 3 Bath 1 Car**  
**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 19/12/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 290 sqm approx  
**Agent Comments:** Modern residence with comparable accommodation.

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or locality and postcode

92 North Road, Avondale Heights Vic 3034

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price range between \$1,120,000 & \$1,220,000

#### Median sale price

Median price \$1,017,500 House x Suburb Avondale Heights

Period - From 01/01/2025 to 31/12/2025 Source REIV

#### Comparable property sales

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
12a Westminster Drive, AVONDALE HEIGHTS 3034	\$1,150,000	21/02/2026
34 Deutscher Street, AVONDALE HEIGHTS 3034	\$1,235,000	27/01/2026
7a Arvern Avenue, AVONDALE HEIGHTS 3034	\$1,250,000	19/12/2025

This Statement of Information was prepared on:

31/03/2026 09:30