

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 CLIFT COURT 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,011,000

Property type

House

Suburb

Avondale Heights

Period-from

01 May 2025

to

30 Apr 2026

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

4 CRESSWOLD AVENUE AVONDALE HEIGHTS VIC 3034	\$1,205,000	09-Oct-25
8 DOYLE STREET AVONDALE HEIGHTS VIC 3034	\$1,362,500	13-Sep-25
16 SKEWES STREET AVONDALE HEIGHTS VIC 3034	\$1,306,000	20-Sep-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: 06 May 2026


**4 CRESSWOLD AVENUE
AVONDALE HEIGHTS VIC 3034**
 3  3  2

 Sold Price **\$1,205,000** Sold Date **09-Oct-25**

 Distance **0.77km**

**8 DOYLE STREET AVONDALE
HEIGHTS VIC 3034**
 3  2  4

 Sold Price **\$1,362,500** Sold Date **13-Sep-25**

 Distance **0.99km**

**16 SKEWES STREET AVONDALE
HEIGHTS VIC 3034**
 4  2  1

 Sold Price **\$1,306,000** Sold Date **20-Sep-25**

 Distance **1.27km**

RS = Recent sale

UN = Undisclosed Sale

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