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

10 CHRISTINA 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	\$1,070,000	&	\$1,170,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$962,500	Prop	erty type	House		Suburb	Avondale Heights
Period-from	01 Dec 2024	to	30 Nov 2	2025	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
14 JOHNSON STREET AVONDALE HEIGHTS VIC 3034	\$1,120,000	25-Nov-25
223 MILITARY ROAD AVONDALE HEIGHTS VIC 3034	\$1,088,000	09-Oct-25
4 CRESSWOLD AVENUE AVONDALE HEIGHTS VIC 3034	\$1,205,000	14-Oct-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: 01 December 2025





David Gigliott P 9337 5066

M 0411 824 854

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14 JOHNSON STREET AVONDALE Sold Price HEIGHTS VIC 3034

**\$1,120,000 Sold Date 25-Nov-25

Distance 0.26km

223 MILITARY ROAD AVONDALE HEIGHTS VIC 3034

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Sold Price

\$1,088,000 Sold Date 09-Oct-25

Distance 1.95km



4 CRESSWOLD AVENUE AVONDALE HEIGHTS VIC 3034

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Sold Price

RS \$1,205,000 Sold Date 14-Oct-25

Distance 1km

County

RS = Recent sale UN = Undisclosed Sale

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