

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 12 Johnson Street, Avondale Heights, VIC 3034

Indicative selling price

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

Single Price \$1,020,000

Median sale price

Median price \$965,000 Property Type House Suburb Avondale Heights (3034)

Period - From 01/03/2025 to 31/08/2025 Source Cotality

Comparable property sales

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
26 HERBERT STREET, AVONDALE HEIGHTS VIC 3034	\$950,000	25/04/2025
35 SYDNEY STREET, AVONDALE HEIGHTS VIC 3034	\$1,025,000	16/07/2025
66 MACEY AVENUE, AVONDALE HEIGHTS VIC 3034	\$982,500	21/05/2025

This Statement of Information was prepared on: 16/09/2025