

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

2/17 ROBSON AVENUE 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,000

Property type

Unit

Suburb

Avondale Heights

Period-from

01 Oct 2024

to

30 Sep 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

7 RENOWN STREET MAIDSTONE VIC 3012	\$618,000	16-May-25
22 SHEPHERD STREET BRAYBROOK VIC 3019	\$615,000	13-May-25
3/2-4 CARMYLE COURT AVONDALE HEIGHTS VIC 3034	\$580,000	05-Apr-25

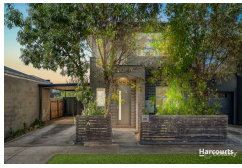
OR

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 October 2025



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**7 RENOWN STREET MAIDSTONE
VIC 3012**

2 1 2

Sold Price **\$618,000** Sold Date **16-May-25**

Distance **1.66km**



**22 SHEPHERD STREET
BRAYBROOK VIC 3019**

2 1 1

Sold Price **\$615,000** Sold Date **13-May-25**

Distance **1.81km**



**3/2-4 CARMYLE COURT
AVONDALE HEIGHTS VIC 3034**

2 1 1

Sold Price **\$580,000** Sold Date **05-Apr-25**

Distance **0.76km**

RS = Recent sale UN = Undisclosed Sale

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