

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

22 Skewes Street, Avondale Heights Vic 3034

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$840,000

Property Type

Unit

Suburb

Avondale Heights

Period - From

01/07/2024

to

30/06/2025

Source

REIV

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 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
1	13a Johnson St AVONDALE HEIGHTS 3034	\$1,150,000	26/03/2025
2	19 Rachelle Rd KEILOR EAST 3033	\$1,165,000	23/08/2025
3	31 Medfield Av AVONDALE HEIGHTS 3034	\$1,220,000	28/05/2025

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 six months.~~

This Statement of Information was prepared on:

02/09/2025 16:05



4 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median Unit Price

Year ending June 2025: \$840,000

Comparable Properties



13a Johnson St AVONDALE HEIGHTS 3034 (REI/VG)

Agent Comments

4 3 1

Price: \$1,150,000

Method: Private Sale

Date: 26/03/2025

Property Type: Townhouse (Single)

Land Size: 261 sqm approx



19 Rachelle Rd KEILOR EAST 3033 (REI)

Agent Comments

3 3 2

Price: \$1,165,000

Method: Auction Sale

Date: 23/08/2025

Property Type: House (Res)



31 Medfield Av AVONDALE HEIGHTS 3034 (REI/VG)

Agent Comments

4 3 2

Price: \$1,220,000

Method: Private Sale

Date: 28/05/2025

Property Type: Townhouse (Single)

Land Size: 274 sqm approx

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