

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

3/14 CHAUMONT DRIVE 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

\$685,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,000

Property type

Unit

Suburb

Avondale Heights

Period-from

01 Sep 2024

to

31 Aug 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

3/10 NELSON COURT AVONDALE HEIGHTS VIC 3034	\$710,000	11-Jun-25
25A ROBSON AVENUE AVONDALE HEIGHTS VIC 3034	\$750,000	26-Jul-25
2/17 RIVERSIDE AVENUE AVONDALE HEIGHTS VIC 3034	\$715,000	19-Jul-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.~~

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**3/10 NELSON COURT AVONDALE
HEIGHTS VIC 3034**

3 1 1

Sold Price **\$710,000** Sold Date **11-Jun-25**

Distance **0.93km**



**25A ROBSON AVENUE AVONDALE
HEIGHTS VIC 3034**

3 2 1

Sold Price ^{RS} **\$750,000** ^{UN} Sold Date **26-Jul-25**

Distance **1.48km**



**2/17 RIVERSIDE AVENUE
AVONDALE HEIGHTS VIC 3034**

3 1 1

Sold Price ^{RS} **\$715,000** Sold Date **19-Jul-25**

Distance **1.75km**

RS = Recent sale **UN** = Undisclosed Sale

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