

## 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 DALWOOD PLACE AVONDALE HEIGHTS VIC 3034

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,790,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$965,000

Property type

House

Suburb

Avondale Heights

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

6 DICKSON STREET AVONDALE HEIGHTS VIC 3034	\$1,625,000	07-Mar-25
21 LOVETT DRIVE AVONDALE HEIGHTS VIC 3034	\$1,600,000	15-Nov-24
87 RIVIERA ROAD AVONDALE HEIGHTS VIC 3034	\$2,085,000	09-Nov-24

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: 02 May 2025



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**6 DICKSON STREET AVONDALE  
HEIGHTS VIC 3034**

5 3 2

Sold Price **\$1,625,000** Sold Date **07-Mar-25**

Distance **1.5km**



**21 LOVETT DRIVE AVONDALE  
HEIGHTS VIC 3034**

5 4 4

Sold Price **\$1,600,000** Sold Date **15-Nov-24**

Distance **1.26km**



**87 RIVIERA ROAD AVONDALE  
HEIGHTS VIC 3034**

5 2 2

Sold Price **\$2,085,000** Sold Date **09-Nov-24**

Distance **1.29km**

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

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