

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

34 Deutscher Street, Avondale Heights Vic 3034

Indicative selling price

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

Single price

\$1,250,000

Median sale price

Median price

\$1,011,000

Property Type

House

Suburb

Avondale Heights

Period - From

01/07/2025

to

30/09/2025

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	3 Macey Av AVONDALE HEIGHTS 3034	\$1,230,000	27/10/2025
2	22 Skewes St AVONDALE HEIGHTS 3034	\$1,300,000	02/10/2025
3	46a Herbert St AVONDALE HEIGHTS 3034	\$1,170,000	03/07/2025

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:

18/12/2025 13:45

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4 3 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,250,000

Median House Price

September quarter 2025: \$1,011,000

Comparable Properties



3 Macey Av AVONDALE HEIGHTS 3034 (REI/VG)

Agent Comments

4 2 1

Price: \$1,230,000

Method: Private Sale

Date: 27/10/2025

Property Type: Townhouse (Res)

Land Size: 301 sqm approx



22 Skewes St AVONDALE HEIGHTS 3034 (REI/VG)

Agent Comments

4 2 2

Price: \$1,300,000

Method: Sold Before Auction

Date: 02/10/2025

Property Type: Townhouse (Res)

Land Size: 304 sqm approx

46a Herbert St AVONDALE HEIGHTS 3034 (VG)

Agent Comments

4 - -

Price: \$1,170,000

Method: Sale

Date: 03/07/2025

Property Type: House (Res)

Account - Whitefox Real Estate | P: 96459699



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