

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 Doyle Street, Avondale Heights Vic 3034

Indicative selling price

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

Range between \$900,000

&

\$990,000

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	38 Mountain View Av AVONDALE HEIGHTS 3034	\$1,010,000	12/09/2025
2	42 Doyle St AVONDALE HEIGHTS 3034	\$1,020,000	14/08/2025
3	8 Cornwall St AVONDALE HEIGHTS 3034	\$1,000,000	05/07/2025

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:

17/10/2025 10:42



 3  1  4

Rooms: 5

Property Type: House (Res)

Land Size: 579.346984863281
sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

September quarter 2025: \$1,011,000

Comparable Properties



38 Mountain View Av AVONDALE HEIGHTS 3034 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,010,000

Method: Private Sale

Date: 12/09/2025

Property Type: House

Land Size: 593 sqm approx



42 Doyle St AVONDALE HEIGHTS 3034 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,020,000

Method: Sold Before Auction

Date: 14/08/2025

Property Type: House (Res)

Land Size: 585 sqm approx



8 Cornwall St AVONDALE HEIGHTS 3034 (REI)

Agent Comments

 3  1  1

Price: \$1,000,000

Method: Auction Sale

Date: 05/07/2025

Property Type: House (Res)