

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

36 DUKE STREET 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

\$1,200,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$955,000

Property type

House

Suburb

Avondale Heights

Period-from

01 Jul 2024

to

30 Jun 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

31 ASH GROVE KEILOR EAST VIC 3033	\$1,219,000	22-Feb-25
31 MEDFIELD AVENUE AVONDALE HEIGHTS VIC 3034	\$1,220,000	28-May-25
317 MARIBYRNONG ROAD ASCOT VALE VIC 3032	\$1,250,000	03-Mar-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.~~

This Statement of Information was prepared on: 30 July 2025


31 ASH GROVE KEILOR EAST VIC 3033

Sold Price

\$1,219,000

Sold Date

22-Feb-25


4



3



2

Distance

2.52km

31 MEDFIELD AVENUE AVONDALE HEIGHTS VIC 3034

Sold Price

^{RS}
\$1,220,000

Sold Date

28-May-25


4



3



1

Distance

0.79km

317 MARIBYRNONG ROAD ASCOT VALE VIC 3032

Sold Price

\$1,250,000

Sold Date

03-Mar-25


3



2



2

Distance

3.7km
RS = Recent sale

UN = Undisclosed Sale

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