

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

4/3 ALEXANDER 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

\$860,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,500

Property type

Unit

Suburb

Avondale Heights

Period-from

01 Aug 2025

to

31 Jul 2026

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

3/44 ALEXANDER STREET AVONDALE HEIGHTS VIC 3034	\$860,000	25-Aug-26
1/11 RIVERSIDE AVENUE AVONDALE HEIGHTS VIC 3034	\$855,000	28-Mar-26
4/26 RIVERVIEW STREET AVONDALE HEIGHTS VIC 3034	\$880,000	13-May-26

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: 27 August 2026



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**3/44 ALEXANDER STREET
AVONDALE HEIGHTS VIC 3034**

3 2 1

Sold Price ^{RS} **\$860,000** Sold Date **25-Aug-26**

Distance **0.19km**



**1/11 RIVERSIDE AVENUE
AVONDALE HEIGHTS VIC 3034**

3 2 2

Sold Price **\$855,000** Sold Date **28-Mar-26**

Distance **0.36km**



**4/26 RIVERVIEW STREET
AVONDALE HEIGHTS VIC 3034**

3 2 1

Sold Price ^{RS} **\$880,000** Sold Date **13-May-26**

Distance **0.42km**

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

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