

# 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 42a Wood Street, Avondale Heights Vic 3034

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,580,000

### Median sale price

Median price \$1,082,500 Property Type House Suburb Avondale Heights

Period - From 01/10/2025 to 31/12/2025 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	32 Doyle St AVONDALE HEIGHTS 3034	\$1,600,000	02/01/2026
2	32a Doyle St AVONDALE HEIGHTS 3034	\$1,600,000	18/11/2025
3	13 Johnson St AVONDALE HEIGHTS 3034	\$1,650,000	26/09/2025

**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:

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 4  3  3

**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$1,580,000  
**Median House Price**  
December quarter 2025: \$1,082,500

## Comparable Properties



**32 Doyle St AVONDALE HEIGHTS 3034 (REI/VG)**

**Agent Comments**

 4  3  2

**Price:** \$1,600,000  
**Method:** Private Sale  
**Date:** 02/01/2026  
**Property Type:** House (Res)  
**Land Size:** 347 sqm approx



**32a Doyle St AVONDALE HEIGHTS 3034 (REI/VG)**

**Agent Comments**

 4  3  4

**Price:** \$1,600,000  
**Method:** Private Sale  
**Date:** 18/11/2025  
**Property Type:** House (Res)  
**Land Size:** 349 sqm approx



**13 Johnson St AVONDALE HEIGHTS 3034 (REI/VG)**

**Agent Comments**

 5  3  4

**Price:** \$1,650,000  
**Method:** Private Sale  
**Date:** 26/09/2025  
**Property Type:** House  
**Land Size:** 330 sqm approx

Account - Whitefox Real Estate | P: 96459699



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