

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

4B Glenside Street, Avondale Heights Vic 3034

Indicative selling price

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

Range between \$870,000

&

\$900,000

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	4a Glenside St AVONDALE HEIGHTS 3034	\$871,000	11/10/2025
2	2/20 Riverview St AVONDALE HEIGHTS 3034	\$907,500	17/05/2025
3			

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:

14/10/2025 14:43



Property Type:
Agent Comments

Indicative Selling Price
\$870,000 - \$900,000
Median House Price
September quarter 2025: \$1,011,000

Comparable Properties



4a Glenside St AVONDALE HEIGHTS 3034 (REI) **Agent Comments**



Price: \$871,000
Method: Auction Sale
Date: 11/10/2025
Property Type: Townhouse (Res)



2/20 Riverview St AVONDALE HEIGHTS 3034 (REI/VG) **Agent Comments**



Price: \$907,500
Method: Sold Before Auction
Date: 17/05/2025
Property Type: House (Res)

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.

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655