

## 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

52 MILITARY ROAD AVONDALE HEIGHTS VIC 3034

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$958,000

Property type

House

Suburb

Avondale Heights

Period-from

01 Oct 2024

to

30 Sep 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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 48 ALEXANDER STREET AVONDALE HEIGHTS VIC 3034 | \$677,000 | 18-Oct-25 |
| 3/3-5 NELSON COURT AVONDALE HEIGHTS VIC 3034  | \$590,500 | 11-Oct-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: 22 October 2025



**48 ALEXANDER STREET  
 AVONDALE HEIGHTS VIC 3034**

Sold Price

<sup>RS</sup>

**\$677,000**

Sold Date

**18-Oct-25**

 2  2  -

Distance

**0km**



**3/3-5 NELSON COURT AVONDALE  
 HEIGHTS VIC 3034**

Sold Price

<sup>RS</sup>

**\$590,500**

Sold Date

**11-Oct-25**

 2  1  1

Distance

**0.53km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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