

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

8A BROWN 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,000

Property type

Unit

Suburb

Avondale Heights

Period-from

01 Sep 2024

to

31 Aug 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

46A HERBERT STREET AVONDALE HEIGHTS VIC 3034	\$1,208,888	10-May-25
31 MEDFIELD AVENUE AVONDALE HEIGHTS VIC 3034	\$1,220,000	02-May-25
45 LANDSBY DRIVE AVONDALE HEIGHTS VIC 3034	\$1,180,000	31-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: 11 September 2025



David Gigliotti
P 9337 5066
M 0411 824 854
E david@mooneevalley.com.au



46A HERBERT STREET AVONDALE Sold Price **\$1,208,888** Sold Date **10-May-25**
HEIGHTS VIC 3034

4 - -

Distance **0.42km**



31 MEDFIELD AVENUE AVONDALE Sold Price **\$1,220,000** Sold Date **02-May-25**
HEIGHTS VIC 3034

4 - -

Distance **0.99km**



45 LANDSBY DRIVE AVONDALE Sold Price **\$1,180,000** Sold Date **31-Mar-25**
HEIGHTS VIC 3034

5 3 2

Distance **0.66km**

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

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