

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

14 Dumas Avenue, Avondale Heights Vic 3034

Indicative selling price

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

Range between \$950,000

&

\$1,020,000

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	11 Skewes St AVONDALE HEIGHTS 3034	\$1,005,000	21/02/2026
2	12 Deutscher St AVONDALE HEIGHTS 3034	\$1,011,500	20/12/2025
3	31 Glencara St AVONDALE HEIGHTS 3034	\$960,000	06/12/2025

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:

30/03/2026 11:31

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Indicative Selling Price

\$950,000 - \$1,020,000

Median House Price

December quarter 2025: \$1,082,500


 3
  1
  1
Property Type: House**Land Size:** 581 sqm approx**Agent Comments**

The property is on an approx 581sqm in almost original condition and requires renovation or potential re-build in a great pocket of Avondale Hts

Comparable Properties

**11 Skewes St AVONDALE HEIGHTS 3034 (REI)**
 3
  1
  2
Price: \$1,005,000**Method:** Auction Sale**Date:** 21/02/2026**Property Type:** House (Res)**Land Size:** 585 sqm approx**Agent Comments**

The properties are similar in that they are a similar land size and are both in need of renovation or re-build. It is inferior in that the location is close to the flight path and the house is smaller. It is superior in that it seems to be in slightly better condition.

**12 Deutscher St AVONDALE HEIGHTS 3034 (REI)**
 3
  1
  3
Price: \$1,011,500**Method:** Auction Sale**Date:** 20/12/2025**Property Type:** House (Res)**Land Size:** 585 sqm approx**Agent Comments**

The properties are similar in that they are a similar land size and are both in need of renovation or re-build. It is inferior in that the location is not as sought after as it is close to the flight path.

**31 Glencara St AVONDALE HEIGHTS 3034 (REI)**
 3
  1
  2
Price: \$960,000**Method:** Auction Sale**Date:** 06/12/2025**Property Type:** House (Res)**Land Size:** 585 sqm approx**Agent Comments**

The properties are similar in that they are a similar land size, the same pocket of Avondale Hts and are both in need of renovation or re-build. It is inferior in that the land slopes slightly and superior in that it is slightly better condition.

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