

2/42 Orleans Road, Avondale Heights Vic 3034



3 Bed 1 Bath 1 Car

Property Type: House

Indicative Selling Price

\$800,000 - \$850,000

Median House Price

June quarter 2026: \$1,125,000

Comparable Properties



17 Towe Street, Avondale Heights 3034 (REI)

3 Bed 1 Bath 2 Car

Price: \$798,000

Method: Auction Sale

Date: 01/08/2026

Property Type: House (Res)

Land Size: 530 sqm approx

Agent Comments: 3 bedroom brock home, inferior condition, superior land size.



182 Sterling Drive, Keilor East 3033 (REI)

3 Bed 1 Bath 2 Car

Price: \$815,000

Method: Private Sale

Date: 17/07/2026

Property Type: House (Res)

Agent Comments: Single level brick home with garage, comparable accommodation



100 Prospect Drive, Keilor East 3033 (REI)

3 Bed 1 Bath 2 Car

Price: \$800,000

Method: Private Sale

Date: 15/07/2026

Property Type: House (Res)

Agent Comments: Single level brick home, dated condition. Superior land size

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

2/42 Orleans Road, Avondale Heights Vic 3034

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$1,125,000 House x Suburb Avondale Heights

Period - From 01/04/2026 to 30/06/2026 Source REIV

Comparable property sales

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
17 Towe Street, AVONDALE HEIGHTS 3034	\$798,000	01/08/2026
182 Sterling Drive, KEILOR EAST 3033	\$815,000	17/07/2026
100 Prospect Drive, KEILOR EAST 3033	\$800,000	15/07/2026

This Statement of Information was prepared on:

19/08/2026 17:30