

20 Riviera Road, Avondale Heights Vic 3034

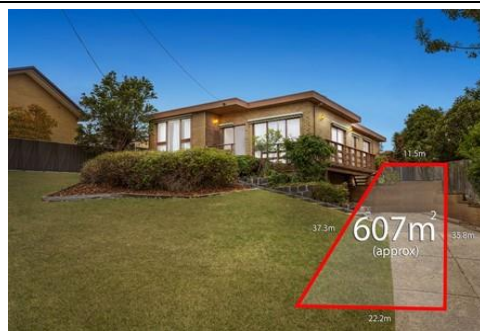


3 Bed 1 Bath 2 Car
Property Type: House
Land Size: 542 sqm approx
Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 29/05/2025 - 28/05/2026:
 \$1,075,500

Comparable Properties



4 Riverside Avenue, Avondale Heights 3034 (REI)
2 Bed 1 Bath 3 Car
Price: \$1,080,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)
Land Size: 697 sqm approx
Agent Comments: superior size, inferior location
 comparable presentation



46 San Remo Drive, Avondale Heights 3034 (REI)
2 Bed 1 Bath 1 Car
Price: \$1,015,000
Method: Private Sale
Date: 08/04/2026
Property Type: House (Res)
Land Size: 607 sqm approx
Agent Comments: inferior location, comparable
 presentation, superior size



65 Quinn Grove, Keilor East 3033 (VG)
2 Bed 1 Bath - Car
Price: \$1,100,000
Method: Sale
Date: 24/02/2026
Property Type: House (res)
Land Size: 644 sqm approx
Agent Comments: inferior location, superior size, inferior
 presentation

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

20 Riviera Road, Avondale Heights Vic 3034

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,075,500 House x Suburb Avondale Heights

Period - From 29/05/2025 to 28/05/2026 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
4 Riverside Avenue, AVONDALE HEIGHTS 3034	\$1,080,000	23/05/2026
46 San Remo Drive, AVONDALE HEIGHTS 3034	\$1,015,000	08/04/2026
65 Quinn Grove, KEILOR EAST 3033	\$1,100,000	24/02/2026

This Statement of Information was prepared on:

29/05/2026 12:52