

## 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

20A RIVERSIDE AVENUE AVONDALE HEIGHTS VIC 3034

### Indicative selling price

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

Single Price

or range  
between

\$720,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$722,500

Property type

Unit

Suburb

Avondale Heights

Period-from

01 Mar 2025

to

28 Feb 2026

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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 5 VILLE WALK AVONDALE HEIGHTS VIC 3034       | \$765,000 | 15-Sep-25 |
| 13 BORDEAUX STREET AVONDALE HEIGHTS VIC 3034 | \$790,000 | 10-Dec-25 |
| 1A GLENCARA STREET AVONDALE HEIGHTS VIC 3034 | \$765,000 | 03-Dec-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: 06 March 2026



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**5 VILLE WALK AVONDALE  
HEIGHTS VIC 3034**

3 3 2

Sold Price

**\$765,000**

Sold Date

**15-Sep-25**

Distance

**0.46km**



**13 BORDEAUX STREET AVONDALE  
HEIGHTS VIC 3034**

3 2 1

Sold Price

**\$790,000**

Sold Date

**10-Dec-25**

Distance

**1.36km**



**1A GLENCARA STREET AVONDALE  
HEIGHTS VIC 3034**

3 1 1

Sold Price

**\$765,000**

Sold Date

**03-Dec-25**

Distance

**0.47km**

RS = Recent sale

UN = Undisclosed Sale

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