

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

22 Arcade Way, Avondale Heights Vic 3034

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$880,000 Property Type Townhouse Suburb Avondale Heights

Period - From 16/03/2025 to 15/03/2026 Source Property Data

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	19 Riverview St AVONDALE HEIGHTS 3034	\$1,025,000	17/01/2026
2	13a Regent St KEILOR EAST 3033	\$972,000	13/12/2025
3	64C Fawkner Cr KEILOR EAST 3033	\$1,022,000	11/11/2025

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: 16/03/2026 22:12

Basil Zoccali

9379 2000

0407 846 171

basilzoccali@jellisrcraig.com.au

Indicative Selling Price

\$950,000 - \$1,045,000

Median Townhouse Price

16/03/2025 - 15/03/2026: \$880,000



4
 2
 1

Property Type: House (Res)**Land Size:** 306 sqm approx**Agent Comments**

This well-presented duplex townhouse offers four bedrooms, two bathrooms and a single garage, complemented by quality fixtures and finishes throughout. The home features a functional layout with light-filled living areas and an inviting alfresco space ideal for outdoor entertaining. Conveniently located in a quiet pocket of Avondale Heights close to local amenities.

Comparable Properties

**19 Riverview St AVONDALE HEIGHTS 3034 (REI/VG)**

4
 2
 1

Price: \$1,025,000**Method:** Sold Before Auction**Date:** 17/01/2026**Property Type:** Townhouse (Res)**Land Size:** 306 sqm approx**Agent Comments**

The properties are similar in that both are modern homes with similar land size and floorplan. It may be superior in that it is closer to amenities, however inferior in that it is smaller in size.

**13a Regent St KEILOR EAST 3033 (REI/VG)**

3
 3
 2

Price: \$972,000**Method:** Auction Sale**Date:** 13/12/2025**Property Type:** House (Res)**Land Size:** 268 sqm approx**Agent Comments****64C Fawcner Cr KEILOR EAST 3033 (REI/VG)**

4
 3
 1

Price: \$1,022,000**Method:** Private Sale**Date:** 11/11/2025**Property Type:** House (Res)**Land Size:** 183 sqm approx**Agent Comments**

The properties are similar in that both are modern homes with quality finishes, open-plan and outdoor entertaining. It may be superior in that it is closer to amenities, however inferior in that the land and property are significantly smaller.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555