

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

3 SYDNEY STREET AVONDALE HEIGHTS VIC 3034

Indicative selling price

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

Single Price

or range
between

\$820,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$967,500

Property type

House

Suburb

Avondale Heights

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

33 RIDGE DRIVE AVONDALE HEIGHTS VIC 3034	\$890,000	31-Mar-25
1 GAETANA STREET AVONDALE HEIGHTS VIC 3034	\$820,000	26-Feb-25
17 HERBERT STREET AVONDALE HEIGHTS VIC 3034	\$880,000	28-Feb-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: 27 May 2025



David Gigliotti
P 9337 5066
M 0411 824 854
E david@mooneevalley.com.au



**33 RIDGE DRIVE AVONDALE
HEIGHTS VIC 3034**

3 1 3

Sold Price

^{RS} **\$890,000** Sold Date **31-Mar-25**

Distance **1.86km**



**1 GAETANA STREET AVONDALE
HEIGHTS VIC 3034**

3 2 2

Sold Price

\$820,000 Sold Date **26-Feb-25**

Distance **0.77km**



**17 HERBERT STREET AVONDALE
HEIGHTS VIC 3034**

3 1 1

Sold Price

\$880,000 Sold Date **28-Feb-25**

Distance **0.26km**

RS = Recent sale **UN** = Undisclosed Sale

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