

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

37 St Raphael Street, Avondale Heights Vic 3034

Indicative selling price

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

Range between \$930,000 & \$1,000,000

Median sale price

Median price \$1,150,000 Property Type House Suburb Avondale Heights

Period - From 01/01/2026 to 31/03/2026 Source REIV

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	8 Canning St AVONDALE HEIGHTS 3034	\$985,000	11/04/2026
2	5 Chantilly Av AVONDALE HEIGHTS 3034	\$935,000	16/12/2025
3	31 Glencara St AVONDALE HEIGHTS 3034	\$960,000	06/12/2025

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:

13/04/2026 17:01

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Indicative Selling Price

\$930,000 - \$1,000,000

Median House Price

March quarter 2026: \$1,150,000



3 1 1

Property Type: House**Agent Comments**

Three-bedroom brick veneer home on approx. 586sqm with a wide 16.2m frontage. Includes formal living, kitchen/meals area, central bathroom, single garage, plus gas ducted heating and evaporative cooling. Ideal for families, renovators or redevelopment (STCA).

Comparable Properties

**8 Canning St AVONDALE HEIGHTS 3034 (REI)**

3 1 2

Price: \$985,000**Method:** Auction Sale**Date:** 11/04/2026**Property Type:** House (Res)**Land Size:** 632 sqm approx**Agent Comments**

Slightly larger land, inferior internally, same bedrooms and bathrooms.

**5 Chantilly Av AVONDALE HEIGHTS 3034 (REI/VG)**

3 1 1

Price: \$935,000**Method:** Auction Sale**Date:** 16/12/2025**Property Type:** House (Res)**Land Size:** 562 sqm approx**Agent Comments**

slightly smaller land and our property is slightly larger internally. Same bedrooms and bathrooms.

**31 Glencara St AVONDALE HEIGHTS 3034 (REI)**

3 1 2

Price: \$960,000**Method:** Auction Sale**Date:** 06/12/2025**Property Type:** House (Res)**Land Size:** 585 sqm approx**Agent Comments**

Comparable as similarly spec, land size and condition. Superior with its wider 16.2m frontage and more sought after location. Inferior in that it has an undercover entertaining area

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