

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 44 Charmaine Avenue, Avondale Heights VIC 3034

Indicative selling price

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

Single price

or range
between \$890,000

&

\$950,000

Median sale price

Median price \$1,113,500

Property type House

Suburb Avondale Heights

Period - From 01/09/2025

to

31/08/2026

Source realestate.com.au / PropTrack

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
61 North Road	\$934,000	05/09/2026
4 St Raphael Street	\$905,000	16/07/2026
37 St Raphael Street	\$945,000	16/05/2026

This Statement of Information was prepared on: 22/09/2026

Comparable sales evidence

44 Charmaine Avenue, Avondale Heights VIC 3034

PROPERTY IMAGE UNAVAILABLE	61 North Road House 3 bed 1 bath 2 car 603sqm; recent same-suburb house sale within the quote band. Mapped walking route is 0.85km, so the straight-line distance is below that figure.	Sold price \$934,000 Sold date 05/09/2026 Distance 0.85 km
PROPERTY IMAGE UNAVAILABLE	4 St Raphael Street House 3 bed 1 bath 2 car 534sqm; same-suburb house sale with similar accommodation and land size. Mapped walking route is 0.50km.	Sold price \$905,000 Sold date 16/07/2026 Distance 0.50 km
PROPERTY IMAGE UNAVAILABLE	37 St Raphael Street House 3 bed 1 bath 2 car 586sqm; same-suburb house sale close in land size and quote band. Mapped walking route is 0.30km.	Sold price \$945,000 Sold date 16/05/2026 Distance 0.30 km

Source: Jellis Craig, realestate.com.au, property.com.au and Google Maps address routing (conservative route-distance figures; straight-line distances are shorter). Accessed 22/09/2026. Distance figures are conservative Google Maps route distances; straight-line distances are shorter.