

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

5 Fairview Crescent, Avondale Heights Vic 3034

Indicative selling price

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

Single price

\$860,000

Median sale price

Median price

\$871,000

Property Type

Townhouse

Suburb

Avondale Heights

Period - From

26/04/2025

to

25/04/2026

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	1/12 Chandler St KEILOR EAST 3033	\$880,000	06/02/2026
2	32 Clarendon St AVONDALE HEIGHTS 3034	\$888,000	05/02/2026
3	34 Winged Foot Dr SUNSHINE NORTH 3020	\$822,000	12/01/2026

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:

26/04/2026 10:23



Property Type: Townhouse

Agent Comments

4 Bedroom townhouse, 2 bathroom, one car garage

Comparable Properties



1/12 Chandler St KEILOR EAST 3033 (REI)



Price: \$880,000

Method: Private Sale

Date: 06/02/2026

Property Type: Townhouse (Res)

Agent Comments

Neighbouring suburb and similar accommodation



32 Clarendon St AVONDALE HEIGHTS 3034 (REI/VG)



Price: \$888,000

Method: Private Sale

Date: 05/02/2026

Property Type: Townhouse (Single)

Land Size: 182 sqm approx

Agent Comments

Similar location and accommodation



34 Winged Foot Dr SUNSHINE NORTH 3020 (REI/VG)



Price: \$822,000

Method: Private Sale

Date: 12/01/2026

Property Type: Townhouse (Single)

Agent Comments

Neighbouring suburb and similar accommodation (one more bathroom)