

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

6 White Street, Avondale Heights Vic 3034

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$1,030,000

Property Type

House

Suburb

Avondale Heights

Period - From

01/04/2025

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	1/1 Riverview St AVONDALE HEIGHTS 3034	\$905,000	25/03/2026
2	19 Riverview St AVONDALE HEIGHTS 3034	\$1,025,000	17/01/2026
3	20 Herbert St AVONDALE HEIGHTS 3034	\$1,085,000	21/11/2025

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:

20/04/2026 09:25



4 3 2

Property Type: Townhouse

Land Size: 311 sqm approx

Agent Comments

New townhouse built 2021 but never previously occupied. 4BR, 3 Bath, 1 Car, quiet street, good quality finishes and inclusions

Comparable Properties



1/1 Riverview St AVONDALE HEIGHTS 3034 (REI)

4 2 1

Price: \$905,000

Method: Private Sale

Date: 25/03/2026

Property Type: Townhouse (Single)

Agent Comments

Brand new build in a more sought after location with city skyline views. Home is substantially smaller and has only 2 bathrooms



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

Similar side by side adjoining townhouse with 4BR, but only 2 bathrooms. Similar size internally and property was built a year ago. Is in a more premier location with potential city views from upstairs



20 Herbert St AVONDALE HEIGHTS 3034 (REI/VG)

3 2 1

Price: \$1,085,000

Method: Sold Before Auction

Date: 21/11/2025

Property Type: House (Res)

Land Size: 312 sqm approx

Agent Comments

Almost identical location in that it is just around the corner. The home is a single level; side by side with 3BR and 2BR so substantially smaller but it is a brand new modern build