

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

61 North Road, Avondale Heights Vic 3034

Indicative selling price

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

Range between \$850,000 & \$930,000

Median sale price

Median price \$1,125,000 Property Type House Suburb Avondale Heights

Period - From 01/04/2026 to 30/06/2026 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	25 South Gateway AVONDALE HEIGHTS 3034	\$850,000	13/06/2026
2	6 Mckenna St AVONDALE HEIGHTS 3034	\$900,000	03/06/2026
3	14 Dumas Av AVONDALE HEIGHTS 3034	\$915,000	09/05/2026

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:

26/07/2026 21:00

Basil Zoccali

9379 2000

0407 846 171

basilzoccali@jellisrcraig.com.au

Indicative Selling Price

\$850,000 - \$930,000

Median House Price

June quarter 2026: \$1,125,000


 3
  1
  2
Property Type: House**Land Size:** 603 sqm approx**Agent Comments**

The property is a structurally sound 3 bedroom home with an additional family/rumpus room at the rear. Situated on a flat block of approx 603 sqm and close to schools, shops and public transport

Comparable Properties

**25 South Gateway AVONDALE HEIGHTS 3034 (REI)**
 4
  2
  2
Price: \$850,000**Method:** Auction Sale**Date:** 13/06/2026**Property Type:** House (Res)**Land Size:** 656 sqm approx**Agent Comments**

The properties are comparable in that they are very similar located and built in the same era. North Rd is superior in that it is closer to amenities and is on a flat block. It is inferior in that the land size is smaller and has 2 less bedroom and bathroom.

**6 Mckenna St AVONDALE HEIGHTS 3034 (REI)**
 3
  1
  2
Price: \$900,000**Method:** Sold Before Auction**Date:** 03/06/2026**Property Type:** House (Res)**Land Size:** 631 sqm approx**Agent Comments**

The properties are comparable in that they are similar spec homes. North Rd is superior in that it has an extra living area and is situated on a flat block. It is inferior in that it has a smaller land size and is situated on a busier road.

**14 Dumas Av AVONDALE HEIGHTS 3034 (REI/VG)**
 3
  1
  1
Price: \$915,000**Method:** Auction Sale**Date:** 09/05/2026**Property Type:** House (Res)**Land Size:** 581 sqm approx**Agent Comments**

The properties are comparable as they are similar spec and both have 2 living areas. North Rd is superior in that it is in better condition and larger land size. It is inferior as it is on a busier street.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555