

92 North Road, Avondale Heights Vic 3034



4 Bed 2 Bath 2 Car

Property Type: House

Indicative Selling Price

\$1,200,000- \$1,300,000

Median House Price

Year ending December 2025:

\$1,017,500

Comparable Properties



3 Macey Avenue, AVONDALE HEIGHTS 3034 (REI/VG)

4 Bed 2 Bath 1 Car

Price: \$1,230,000

Method: Private Sale

Date: 27/10/2025

Property Type: Townhouse (Res)

Land Size: 301 sqm approx

Agent Comments: Double story 4 bedroom accommodation with a single car space



5/9a Weyburn Place, AVONDALE HEIGHTS 3034 (REI/VG)

4 Bed 2 Bath 1 Car

Price: \$1,185,000

Method: Private Sale

Date: 03/10/2025

Property Type: House (Res)

Land Size: 249 sqm approx

Agent Comments: 4-bedroom accommodation with a single garage



22 Skewes Street, AVONDALE HEIGHTS 3034 (REI/VG)

4 Bed 2 Bath 2 Car

Price: \$1,300,000

Method: Sold Before Auction

Date: 02/10/2025

Property Type: Townhouse (Res)

Land Size: 304 sqm approx

Agent Comments: Townhouse with comparable accommodation, freshly presented

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

92 North Road, Avondale Heights Vic 3034

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,017,500 House x Suburb Avondale Heights

Period - From 01/01/2025 to 31/12/2025 Source REIV

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
3 Macey Avenue, AVONDALE HEIGHTS 3034	\$1,230,000	27/10/2025
5/9a Weyburn Place, AVONDALE HEIGHTS 3034	\$1,185,000	03/10/2025
22 Skewes Street, AVONDALE HEIGHTS 3034	\$1,300,000	02/10/2025

This Statement of Information was prepared on:

18/03/2026 09:24