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	31 Medfield Avenue, Avondale Heights Vic 3034

Indicative selling price

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

Single price $1,220,000

Median sale price

Median price $802,500 Property Type Townhouse Suburb Avondale Heights

Period - From 17/03/2024 to 16/03/2025 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	6 Langham St AVONDALE HEIGHTS 3034	$1,230,000	19/12/2024
2	1/1 Arvern Av AVONDALE HEIGHTS 3034	$1,250,000	03/12/2024
3	6a Langham St AVONDALE HEIGHTS 3034	$1,230,000	13/11/2024

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: 17/03/2025 11:01

31 Medfield Avenue, Avondale Heights Vic 3034



3 1 1

Property Type: House
Land Size: 543 sqm approx

Agent Comments

Indicative Selling Price
$1,220,000
Median Townhouse Price
17/03/2024 - 16/03/2025: $802,500

Comparable Properties



6 Langham St AVONDALE HEIGHTS 3034 (REI)

4 3 1

Price: $1,230,000
Method: Auction Sale
Date: 19/12/2024
Property Type: Townhouse (Res)

Agent Comments



1/1 Arvern Av AVONDALE HEIGHTS 3034 (REI)

4 3 1

Price: $1,250,000
Method: Sold Before Auction
Date: 03/12/2024
Property Type: Townhouse (Res)

Agent Comments



6a Langham St AVONDALE HEIGHTS 3034 (REI)

4 3 1

Price: $1,230,000
Method: Private Sale
Date: 13/11/2024
Property Type: Townhouse (Single)

Agent Comments

Account - Biggin & Scott | P: 03 9317 5577

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