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	4 Blackbird Rise, Avondale Heights Vic 3034

Indicative selling price

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

Range between $1,300,000 & $1,390,000

Median sale price

Median price $1,050,000 Property Type House Suburb Avondale Heights

Period - From 11/05/2025 to 10/05/2026 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	6 Brighton Ct AVONDALE HEIGHTS 3034	$1,315,000	02/05/2026
2	125 Templewood Cr AVONDALE HEIGHTS 3034	$1,285,000	07/04/2026
3	11 Madeline Ct AVONDALE HEIGHTS 3034	$1,390,000	21/02/2026

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: 11/05/2026 09:12

4 Blackbird Rise, Avondale Heights Vic 3034

JellisCraig

Pat Zoccali
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4 3 2

Property Type: House (Res)
Land Size: 762 sqm approx

Indicative Selling Price
$1,300,000 - $1,390,000
Median House Price
11/05/2025 - 10/05/2026: $1,050,000

Agent Comments

1980's built grand home on over 700m² - split level design in a quiet court location with valley views - 4BR, 2 Bath well maintained gardens and outdoor spa

Comparable Properties



6 Brighton Ct AVONDALE HEIGHTS 3034 (REI)

4 3 2

Price: $1,315,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

Similar sized home and similar age. Relatively original and slightly smaller land size but location is superior in the St Bernards estate of Avondale Heights closer to shopping centre and transport. Land is relatively flat



125 Templewood Cr AVONDALE HEIGHTS 3034 (REI)

4 3 2

Price: $1,285,000
Method: Private Sale
Date: 07/04/2026
Property Type: House
Land Size: 651 sqm approx

Agent Comments

Similar aged property and smaller internally. Location is quite similar being just around the corner but land is not as steep allowing a more useable rear garden and less internal and external steps. Has has some moderate upgrades



11 Madeline Ct AVONDALE HEIGHTS 3034 (REI/VG)

3 2 2

Price: $1,390,000
Method: Private Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 662 sqm approx

Agent Comments

Similar aged home and similar condition internally. Located in St Bernards estate therefore location is comparable although closer to shops and transport. Block size is much smaller

REIV THE DIFFERENCE

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