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	14 Dumas Avenue, Avondale Heights Vic 3034

Indicative selling price

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

Range between $890,000 & $950,000

Median sale price

Median price $1,150,000 Property Type House Suburb Avondale Heights

Period - From 01/01/2026 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	5 Chantilly Av AVONDALE HEIGHTS 3034	$935,000	16/12/2025
2	66 Thompson St AVONDALE HEIGHTS 3034	$921,000	06/12/2025
3	31 Glencara St AVONDALE HEIGHTS 3034	$960,000	06/12/2025

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: 22/04/2026 14:35

14 Dumas Avenue, Avondale Heights Vic 3034

JellisCraig

Basil Zoccali
9379 2000
0407 846 171
basilzoccali@jelliscraig.com.au



3 1 1

Property Type: House
Land Size: 581 sqm approx

Indicative Selling Price
$890,000 - $950,000
Median House Price
March quarter 2026: $1,150,000

Agent Comments

The property is on on approx 581sqm in almost original condition and requires renovation or potential re-build in a great pocket of Avondale Hts

Comparable Properties



5 Chantilly Av AVONDALE HEIGHTS 3034 (REI/VG)

3 1 1

Price: $935,000
Method: Auction Sale
Date: 16/12/2025
Property Type: House (Res)
Land Size: 562 sqm approx

Agent Comments

The properties are similar in that they are both in need of renovation or re-build. It is inferior in that it is a smaller land size, however superior in that it is a more sought after pocket of Avondale Hts.



66 Thompson St AVONDALE HEIGHTS 3034 (REI/VG)

3 2 1

Price: $921,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments

The properties are similar in that they are a similar land size, the same pocket of Avondale Hts and are both in need of renovation or re-build. It is inferior in that it is closer to the flight path



31 Glencara St AVONDALE HEIGHTS 3034 (REI)

3 1 2

Price: $960,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments

The properties are similar in that they are a similar land size, the same pocket of Avondale Hts and are both in need of renovation or re-build. It is inferior in that the land slopes slightly and superior in that it is slightly better condition.

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