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	6 White Street, Avondale Heights Vic 3034

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,045,000 Property Type House Suburb Avondale Heights

Period - From 04/05/2025 to 03/05/2026 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	19 Riverview St AVONDALE HEIGHTS 3034	$1,025,000	17/01/2026
2	13 Westminster Dr AVONDALE HEIGHTS 3034	$1,070,000	06/12/2025
3	20 Herbert St AVONDALE HEIGHTS 3034	$1,085,000	21/11/2025

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: 04/05/2026 11:20

6 White Street, Avondale Heights Vic 3034

JellisCraig

Pat Zoccali
9379 2000
0452 249 340
patzoccali@jelliscraig.com.au



4 3 2

Property Type: Townhouse (Double)
Land Size: 311 sqm approx

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
04/05/2025 - 03/05/2026: $1,045,000

Agent Comments

New townhouse built 2021 but never previously occupied.4BR, 3 Bath, 1 Car, quiet street, good quality finishes and inclusions

Comparable Properties



19 Riverview St AVONDALE HEIGHTS 3034 (REI/VG)

4 2 1

Price: $1,025,000
Method: Sold Before Auction
Date: 17/01/2026
Property Type: Townhouse (Res)
Land Size: 306 sqm approx

Agent Comments

Similar side by side adjoining townhouse with 4BR, but only 2 bathrooms. Similar size internally and property was built a year ago. Is in a more premier location with potential city views from upstairs



13 Westminster Dr AVONDALE HEIGHTS 3034 (REI/VG)

5 2 2

Price: $1,070,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 318 sqm approx

Agent Comments

Similar location close to shops and transport but is in a higher density estate therefore less sought after. Home is larger and has 2 car garage & 5 BR in contract to 4/3/1



20 Herbert St AVONDALE HEIGHTS 3034 (REI/VG)

3 2 1

Price: $1,085,000
Method: Sold Before Auction
Date: 21/11/2025
Property Type: House (Res)
Land Size: 312 sqm approx

Agent Comments

Almost identical location in that it is just around the corner. The home is a single level; side by side with 3BR and 2BR so substantially smaller but it is a brand new modern build

REIV THE DIFFERENCE | propertydata.com.au

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.