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	37 St Raphael Street, Avondale Heights Vic 3034

Indicative selling price

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

Range between $900,000 & $960,000

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	8 Canning St AVONDALE HEIGHTS 3034	$985,000	11/04/2026
2	16 Monmouth St AVONDALE HEIGHTS 3034	$990,000	29/03/2026
3	35 Riviera Rd AVONDALE HEIGHTS 3034	$950,000	04/02/2026

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: 28/04/2026 16:41

37 St Raphael Street, Avondale Heights Vic 3034

JellisCraig

Tim Ash
9379 2000
0401 054 325
timash@jelliscraig.com.au



3 1 1

Property Type:
Land Size: 586 sqm approx

Indicative Selling Price
$900,000 - $960,000
Median House Price
March quarter 2026: $1,150,000

Agent Comments

Three-bedroom brick veneer home on approx. 586sqm with a wide 16.2m frontage. Includes formal living, kitchen/meals area, central bathroom, single garage, plus gas ducted heating and evaporative cooling. Ideal for families, renovators or redevelopment

Comparable Properties



8 Canning St AVONDALE HEIGHTS 3034 (REI)

3 1 2

Price: $985,000
Method: Auction Sale
Date: 11/04/2026
Property Type: House (Res)
Land Size: 632 sqm approx

Agent Comments

Slightly larger land, inferior internally, same bedrooms and bathrooms.



16 Monmouth St AVONDALE HEIGHTS 3034 (REI)

3 1 1

Price: $990,000
Method: Private Sale
Date: 29/03/2026
Property Type: House

Agent Comments

Slightly smaller land, however more modern internally.



35 Riviera Rd AVONDALE HEIGHTS 3034 (REI/VG)

3 1 3

Price: $950,000
Method: Sold Before Auction
Date: 04/02/2026
Property Type: House (Res)
Land Size: 559 sqm approx

Agent Comments

Corner block, house in slightly more warn condition. has 3 bedrooms and 1 bathroom.

REIV THE DIFFERENCE

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