Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 02/11/2026

Property offered for sale

Address
Including suburb and postcode: 7 Patria Walk, Avondale Heights Vic 3034

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse	3	2	N/A	102	132

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price | or | Range between $690,000 & $750,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price $880,000 | Property type Townhouse | Suburb Avondale Heights

Period: from 02/11/2025 to 01/11/2026 | Source Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	16 Rimfire Wlk MARIBYRNONG 3032		
Sale price	$690,000	Date of sale	06/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Single)	3	2	1	N/A	N/A

Comparable property 2

Address	4 Aldea Cr AVONDALE HEIGHTS 3034		
Sale price	$642,000	Date of sale	20/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Res)	2	2	1	N/A	N/A

Comparable property 3

Address	88 Rim Cross Dr KEILOR EAST 3033		
Sale price	$740,000	Date of sale	11/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Res)	3	1	2	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price		Unconditional sale date	

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=129549514d57621947514d17d27a983e

7 Patria Walk, Avondale Heights Vic 3034

JellisCraig

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



3 2 2

Rooms: 2
Property Type: Townhouse
Land Size: 132 sqm approx

Indicative Selling Price
$690,000 - $750,000
Median Townhouse Price
02/11/2025 - 01/11/2026: $880,000

Agent Comments

The property is a dual level low maintenance semi-detached property in an estate. It has a side and front courtyard and is situated close to schools, shops, public transport and cafe's.

Comparable Properties



16 Rimfire Wlk MARIBYRNONG 3032 (REI)

3 2 1

Price: $690,000
Method: Private Sale
Date: 06/07/2026
Property Type: Townhouse (Single)

Agent Comments

The properties are comparable as they are similar spec and land size. Patria Walk is superior as it is a newer property and a traditional floorplan. It is inferior in that it is a slightly smaller courtyard and not as sought after suburb.



4 Aldea Cr AVONDALE HEIGHTS 3034 (REI)

2 2 1

Price: $642,000
Method: Auction Sale
Date: 20/06/2026
Property Type: Townhouse (Res)

Agent Comments

The properties are comparable as they are situated in the same estate, similar land and floor space. Patria Walk is superior in that it has a an extra bedroom and garage space. It is inferior in that it has a smaller courtyard and doesn't have a study/retreat area.



88 Rim Cross Dr KEILOR EAST 3033 (REI)

3 1 2

Price: $740,000
Method: Private Sale
Date: 11/05/2026
Property Type: Townhouse (Res)

Agent Comments

The properties are comparable as they are both semi-detached, 3 bed townhouses with double garage. Patria Walk is superior in that it is newer and has a 2nd bathroom. It is inferior in that it has a smaller land size and floor space

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