Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 06/11/2026

Property offered for sale

Address
Including suburb and postcode: 29 Barbara Crescent, 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)
House (Res)	4	2	1	135	534

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 $950,000 & $1,045,000

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 $1,115,000 | Property type House | Suburb Avondale Heights

Period: from 06/11/2025 to 05/11/2026 | 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	45 Glencara St AVONDALE HEIGHTS 3034		
Sale price	$930,000	Date of sale	20/10/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	1	1	N/A	585

Comparable property 2

Address	58 Hanley St AVONDALE HEIGHTS 3034		
Sale price	$1,000,000	Date of sale	13/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	1	3	N/A	585

Comparable property 3

Address	19 Duke St AVONDALE HEIGHTS 3034		
Sale price	$920,000	Date of sale	13/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	1	1	N/A	535

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=285814a83e5483b09101c3ef4b8a2841

29 Barbara Crescent, Avondale Heights Vic 3034

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4 2 1

Property Type: House (Res)
Land Size: 534 sqm approx

Indicative Selling Price
$950,000 - $1,045,000
Median House Price
06/11/2025 - 05/11/2026: $1,115,000

Agent Comments

A 4 bed, 2 bath family home on a sloping block with established gardens and river views.

Comparable Properties



45 Glencara St AVONDALE HEIGHTS 3034 (REI)

3 1 1

Price: $930,000
Method: Private Sale
Date: 20/10/2026
Property Type: House
Land Size: 585 sqm approx

Agent Comments

The properties are comparable as they are close to the Maribyrnong River and built in the same era. Barbara Cres is superior in that it has an extra bedroom and bathroom and has been partially renovated with river views. It's inferior in that it's a smaller sloping block



58 Hanley St AVONDALE HEIGHTS 3034 (REI)

3 1 3

Price: $1,000,000
Method: Private Sale
Date: 13/07/2026
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments

The properties are comparable as they are close to the Maribyrnong River and built in the same era. Barbara Cres is superior in that it has an extra bedroom and bathroom and has been partially renovated with river views. It's inferior in that it's a smaller sloping block



19 Duke St AVONDALE HEIGHTS 3034 (REI)

3 1 1

Price: $920,000
Method: Auction Sale
Date: 13/06/2026
Property Type: House (Res)
Land Size: 535 sqm approx

Agent Comments

The properties are comparable as they are situated in the same pocket of Avondale Hts and are the same land size. Barbara Cres is superior in that it has an extra bedroom and bathroom and nice river views, It is inferior as it is on a sloping block.

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