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	46 Riviera Road, Avondale Heights Vic 3034

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $980,000 Property Type House Suburb Avondale Heights

Period - From 05/02/2024 to 04/02/2025 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	8 Mountain View Av AVONDALE HEIGHTS 3034	$985,000	02/10/2024
2	24 Macey Av AVONDALE HEIGHTS 3034	$1,040,000	17/08/2024
3	38 Riviera Rd AVONDALE HEIGHTS 3034	$1,050,000	10/08/2024

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: 05/02/2025 15:44

46 Riviera Road, Avondale Heights Vic 3034

Kristian Gunn
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3 1 2

Property Type:
Land Size: 657 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median House Price
05/02/2024 - 04/02/2025: $980,000

Comparable Properties



8 Mountain View Av AVONDALE HEIGHTS 3034 (REI/VG)

3 1 2

Price: $985,000
Method: Sold Before Auction
Date: 02/10/2024
Property Type: House (Res)
Land Size: 696 sqm approx

Agent Comments

Similar location, same dwelling offering, slightly bigger land size



24 Macey Av AVONDALE HEIGHTS 3034 (REI/VG)

3 1 1

Price: $1,040,000
Method: Auction Sale
Date: 17/08/2024
Property Type: House (Res)
Land Size: 597 sqm approx

Agent Comments

Similar location, slightly closer to the CBD, same dwelling offering, slightly smaller land size



38 Riviera Rd AVONDALE HEIGHTS 3034 (REI/VG)

3 1 1

Price: $1,050,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)
Land Size: 695 sqm approx

Agent Comments

Similar location, same dwelling offering, slightly bigger land size

Account - Jellis Craig | P: 03 9387 5888

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