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	45b South Gateway, Avondale Heights Vic 3034

Indicative selling price

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

Range between $1,150,000 & $1,265,000

Median sale price

Median price $959,000 Property Type House Suburb Avondale Heights

Period - From 01/04/2025 to 30/06/2025 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	31 Medfield Av AVONDALE HEIGHTS 3034	$1,220,000	28/05/2025
2	13a Johnson St AVONDALE HEIGHTS 3034	$1,150,000	26/03/2025
3	31 Ash Gr KEILOR EAST 3033	$1,219,000	22/02/2025

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: 01/08/2025 15:44

45b South Gateway, Avondale Heights Vic 3034

Pat Zoccali
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4 2 2

Property Type: Townhouse

Indicative Selling Price
$1,150,000 - $1,265,000
Median House Price
June quarter 2025: $959,000

Agent Comments

Newly built modern side by side townhouse with quality fittings and fixtures overlooking parkland, close to Maribyrnong River trail

Comparable Properties



31 Medfield Av AVONDALE HEIGHTS 3034 (REI/VG)

4 3 2

Price: $1,220,000
Method: Private Sale
Date: 28/05/2025
Property Type: Townhouse (Single)
Land Size: 274 sqm approx

Agent Comments

This property is near new rather than new build but does have a downstairs guest bedroom and bathroom therefore 1 extra bathroom. 45b South Gateway, whilst located in a less sought after part of AH, does back on to parkland, has a 2 car garage and is newly built



13a Johnson St AVONDALE HEIGHTS 3034 (REI/VG)

4 3 1

Price: $1,150,000
Method: Private Sale
Date: 26/03/2025
Property Type: Townhouse (Single)
Land Size: 261 sqm approx

Agent Comments

Similarly located within close proximity to the river trail. Has a guest bedroom downstairs with an extra bathroom but only a single car garage. It is 1 year old. 45B South Gateway is similar in construction and quality and whilst it lacks a 3rd bathroom has a 2 car garage



31 Ash Gr KEILOR EAST 3033 (REI/VG)

4 3 2

Price: $1,219,000
Method: Private Sale
Date: 22/02/2025
Property Type: House
Land Size: 297 sqm approx

Agent Comments

Similar in that it is newly built with 4 bedrooms and similar internal space and land. Location is slightly more desirable in 45B South Gateway is similar in quality and size but does not have the downstairs bedroom and bathroom and has a 2 car garage

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