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	1/43 Oakley Drive, Avondale Heights Vic 3034

Indicative selling price

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

Range between $770,000 & $800,000

Median sale price

Median price $985,000 Property Type House Suburb Avondale Heights

Period - From 01/10/2024 to 31/12/2024 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	18 Wapiti St MARIBYRNONG 3032	$800,000	04/12/2024
2	1b Arvern Av AVONDALE HEIGHTS 3034	$770,000	07/10/2024
3	3/37 Afton St ABERFELDIE 3040	$798,000	09/08/2024

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: 28/01/2025 17:51

1/43 Oakley Drive, Avondale Heights Vic 3034

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3 2 2

Property Type: Townhouse

Agent Comments

3 bed, 2 bath, 2 car townhouse with courtyard

Indicative Selling Price
$770,000 - $800,000
Median House Price
December quarter 2024: $985,000

Comparable Properties



18 Wapiti St MARIBYRNONG 3032 (REI/VG)

3 2 2

Price: $800,000
Method: Sold Before Auction
Date: 04/12/2024
Property Type: Townhouse (Res)
Land Size: 225 sqm approx

Agent Comments

Same accomodation, neighbouring suburb, similar condition, larger internally



1b Arvern Av AVONDALE HEIGHTS 3034 (REI/VG)

3 2 1

Price: $770,000
Method: Private Sale
Date: 07/10/2024
Property Type: Townhouse (Res)
Land Size: 209 sqm approx

Agent Comments

Same accomodation, one less car space, close proximity, larger internally, newer build



3/37 Afton St ABERFELDIE 3040 (REI/VG)

3 3 2

Price: $798,000
Method: Private Sale
Date: 09/08/2024
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 139 sqm approx

Agent Comments

same accomodation, additional bathroom, neighbouring suburb, similar condition

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