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	20A Hanley Street, Avondale Heights Vic 3034

Indicative selling price

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

Range between $730,000 & $803,000

Median sale price

Median price $751,000 Property Type Unit Suburb Avondale Heights

Period - From 28/10/2024 to 27/10/2025 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	22 Ridley Av AVONDALE HEIGHTS 3034	$750,000	09/09/2025
2	33a Robson Av AVONDALE HEIGHTS 3034	$800,000	23/08/2025
3	25a Robson Av AVONDALE HEIGHTS 3034	$750,000	26/07/2025

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: 28/10/2025 10:58

20A Hanley Street, Avondale Heights Vic 3034

JellisCraig

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



3 2 1

Property Type: House
Land Size: 339 sqm approx

Indicative Selling Price
$730,000 - $803,000
Median Unit Price
28/10/2024 - 27/10/2025: $751,000

Agent Comments

Low maintenance, good condition at the rear. Own title suitable for downsizers in a convenient location.

Comparable Properties



22 Ridley Av AVONDALE HEIGHTS 3034 (REI)

3 1 1

Price: $750,000
Method: Sold Before Auction
Date: 09/09/2025
Property Type: Unit
Land Size: 241 sqm approx

Agent Comments

This property is superior in that is better located, much larger in size with a larger backyard and land area. It is inferior in that it is not as updated.



33a Robson Av AVONDALE HEIGHTS 3034 (REI)

3 2 2

Price: $800,000
Method: Sold Before Auction
Date: 23/08/2025
Property Type: Unit
Land Size: 231 sqm approx

Agent Comments

This property is superior in that it is a new build, however is inferior in that it has a shared driveway and smaller in size.



25a Robson Av AVONDALE HEIGHTS 3034 (REI/VG)

3 2 1

Price: $750,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 275 sqm approx

Agent Comments

This property is superior in that it presents quite well, however it is inferior as it has a shared driveway, and the property and land are significantly smaller

REIV THE DIFFERENCE | propertydata.com.au

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.