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	45 South Gateway, Avondale Heights Vic 3034

Indicative selling price

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

Single price $1,325,000

Median sale price

Median price $1,000,000 Property Type House Suburb Avondale Heights

Period - From 22/10/2024 to 21/10/2025 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	20a Cohen St KEILOR EAST 3033	$1,267,000	16/10/2025
2	27 Roberts St KEILOR EAST 3033	$1,304,000	13/10/2025
3	45b South Gateway AVONDALE HEIGHTS 3034	$1,280,000	05/09/2025

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: 22/10/2025 16:57

45 South Gateway, Avondale Heights Vic 3034

JellisCraig

Pat Zoccali
9379 2000
0452 249 340
patzoccali@jelliscraig.com.au

4 2 2

Property Type: House

Indicative Selling Price
$1,325,000

Median House Price
22/10/2024 - 21/10/2025: $1,000,000

Agent Comments

Brand new 4Br townhouse, quality fixtures and fittings backing onto parkland with north facing rear yard

Comparable Properties



20a Cohen St KEILOR EAST 3033 (REI)

4 3 2

Price: $1,267,000
Method: Sold Before Auction
Date: 16/10/2025
Property Type: House (Res)

Agent Comments

Comparable location close to shops and transport although has a bedroom and bathroom downstairs, Is 4 years old rather than brand new



27 Roberts St KEILOR EAST 3033 (REI)

4 3 2

Price: $1,304,000
Method: Sold Before Auction
Date: 13/10/2025
Property Type: House

Agent Comments

Comparable location close to shops and transport. Is approx 5 years old rather than brand new and has a bedroom and bathroom downstairs



45b South Gateway AVONDALE HEIGHTS 3034 (REI)

4 2 2

Price: $1,280,000
Method: Sold Before Auction
Date: 05/09/2025
Property Type: Townhouse (Res)

Agent Comments

Comparable as it is part of the same development - age quality is identical and floor space is very similar

REIV THE DIFFERENCE

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