Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 05/11/2026

Property offered for sale

Address
Including suburb and postcode: 1 Fenwick Place, Avondale Heights Victoria 3034

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
House	4	2	3	464.5m2	683m2

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price: $1,450,000

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $1,125,000 Property type: *House* Suburb: Avondale Heights

Period: from 01/04/2026 to 30/06/2026 Source: REIV propertydata.com.au/RPData/Core Logic

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	Sale price	Date of sale
116 Riviera Road, Avondale Heights, Victoria 3034	$1,450,000	07/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
House	4	3	3	385m2	649m2

Comparable property 2

Address	Sale price	Date of sale
17 Thackeray Quadrant, Avondale Heights, Victoria 3034	$1,465,000	15/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
House	4	3	2	350m2	650m2

Comparable property 3

Address	Sale price	Date of sale
67 Orleans Road, Avondale Heights, Victoria 3034	$1,410,000	02/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
House	4	3	2	320m2	678m2