Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	27 HERBERT STREET AVONDALE HEIGHTS VIC 3034

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$750,000	&	$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$745,500	Property type	Unit	Suburb	Avondale Heights
Period-from	01 Aug 2025	to	31 Jul 2026	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
3/14 CHAUMONT DRIVE AVONDALE HEIGHTS VIC 3034	$770,000	21-Sep-25
26 THOMPSON STREET AVONDALE HEIGHTS VIC 3034	-	06-Sep-25
46A WOOD STREET AVONDALE HEIGHTS VIC 3034	$765,000	29-Sep-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 26 August 2026

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3/14 CHAUMONT DRIVE AVONDALE HEIGHTS VIC 3034

3 1 2

Sold Price **$770,000** Sold Date **21-Sep-25**

Distance **-**



26 THOMPSON STREET AVONDALE HEIGHTS VIC 3034

4 5 2

Sold Price **-** Sold Date **06-Sep-25**

Distance **-**



46A WOOD STREET AVONDALE HEIGHTS VIC 3034

3 1 1

Sold Price **$765,000** Sold Date **29-Sep-25**

Distance **-**



3/3-5 NELSON COURT AVONDALE HEIGHTS VIC 3034

2 1 1

Sold Price **$590,500** Sold Date **11-Oct-25**

Distance **-**



1/10 TEMPLEWOOD CRESCENT AVONDALE HEIGHTS VIC 3034

2 1 1

Sold Price **$515,000** Sold Date **15-Dec-25**

Distance **-**



14 HOLDEN AVENUE AVONDALE HEIGHTS VIC 3034

3 1 1

Sold Price **$828,000** Sold Date **28-Feb-26**

Distance **1.06km**

RS = Recent sale **UN** = Undisclosed Sale

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42 MOUNTAIN VIEW AVENUE AVONDALE HEIGHTS VIC 3034

3 2 1

Sold Price **$855,000** Sold Date **04-Jul-26**

Distance **-**



4/26 RIVERVIEW STREET AVONDALE HEIGHTS VIC 3034

3 2 1

Sold Price RS **$880,000** Sold Date **13-May-26**

Distance **1.14km**



15A RIVIERA ROAD AVONDALE HEIGHTS VIC 3034

3 2 1

Sold Price **$915,000** Sold Date **02-May-26**

Distance **1.41km**



2/52 MONTPELLIER DRIVE AVONDALE HEIGHTS VIC 3034

3 1 1

Sold Price **$720,000** Sold Date **24-Mar-26**

Distance **1.59km**



2/31 RIVIERA ROAD AVONDALE HEIGHTS VIC 3034

3 1 1

Sold Price **$715,000** Sold Date **30-May-26**

Distance **1.62km**



3/2-26 NORTH ROAD AVONDALE HEIGHTS VIC 3034

2 1 1

Sold Price **$655,000** Sold Date **18-Mar-26**

Distance **1.72km**

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23/2-26 NORTH ROAD AVONDALE HEIGHTS VIC 3034

2 1 1

Sold Price **$550,000** Sold Date **18-Aug-25**

Distance **-**



3/28 BORDEAUX STREET AVONDALE HEIGHTS VIC 3034

3 1 1

Sold Price **$730,000** Sold Date **14-Mar-26**

Distance **1.44km**



73A DOYLE STREET AVONDALE HEIGHTS VIC 3034

3 1 1

Sold Price RS **$780,000** Sold Date **21-Aug-26**

Distance **1.24km**



1A LANCASTER AVENUE AVONDALE HEIGHTS VIC 3034

2 2 1

Sold Price **$780,000** Sold Date **23-May-26**

Distance **0.25km**

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