

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

1/10 TEMPLEWOOD CRESCENT 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Avondale Heights

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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 6 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

3/3-5 NELSON COURT AVONDALE HEIGHTS VIC 3034	\$590,500	11-Oct-25
23/2-26 NORTH ROAD AVONDALE HEIGHTS VIC 3034	\$550,000	18-Aug-25
20B SOVEREIGN WAY AVONDALE HEIGHTS VIC 3034	\$520,000	16-May-25

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 6 months.~~

This Statement of Information was prepared on: 25 November 2025

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3/3-5 NELSON COURT AVONDALE HEIGHTS VIC 3034

Sold Price

\$590,500

Sold Date

11-Oct-25

 2

 1

 1

Distance

0.28km



23/2-26 NORTH ROAD AVONDALE HEIGHTS VIC 3034

Sold Price

\$550,000

Sold Date

18-Aug-25

 2

 1

 1

Distance

1.12km



20B SOVEREIGN WAY AVONDALE HEIGHTS VIC 3034

Sold Price

\$520,000

Sold Date

16-May-25

 3

 1

 1

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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