

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

8a Norma Court, Avondale Heights Vic 3034

Indicative selling price

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

Range between \$1,050,000

&

\$1,100,000

Median sale price

Median price \$1,125,000

Property Type House

Suburb Avondale Heights

Period - From 01/04/2026

to

30/06/2026

Source REIV

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	157 Canning St AVONDALE HEIGHTS 3034	\$1,115,000	24/05/2026
2	6 White St AVONDALE HEIGHTS 3034	\$1,110,000	16/05/2026
3	4 Glenside St AVONDALE HEIGHTS 3034	\$970,000	07/05/2026

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:

10/08/2026 11:05

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Indicative Selling Price
\$1,050,000 - \$1,100,000
Median House Price
June quarter 2026: \$1,125,000



Property Type:
Agent Comments

Comparable Properties



157 Canning St AVONDALE HEIGHTS 3034 (REI/VG)

Agent Comments

4 3 2

Price: \$1,115,000
Method: Private Sale
Date: 24/05/2026
Property Type: House
Land Size: 261 sqm approx



6 White St AVONDALE HEIGHTS 3034 (REI)

Agent Comments

4 3 1

Price: \$1,110,000
Method: Auction Sale
Date: 16/05/2026
Property Type: Townhouse (Res)
Land Size: 311 sqm approx



4 Glenside St AVONDALE HEIGHTS 3034 (REI/VG)

Agent Comments

4 3 2

Price: \$970,000
Method: Sold Before Auction
Date: 07/05/2026
Property Type: Townhouse (Res)