

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

10 McKenna Street, Avondale Heights Vic 3034

Indicative selling price

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

Range between \$1,100,000

&

\$1,150,000

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	6a Langham St AVONDALE HEIGHTS 3034	\$1,180,000	27/05/2026
2	3 Pullar St MAIDSTONE 3012	\$1,250,000	18/04/2026
3	30 St Andrews Dr SUNSHINE NORTH 3020	\$1,150,000	13/04/2026

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 10:58

10 Mckenna Street, Avondale Heights Vic 3034



Ken Gu
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Indicative Selling Price

\$1,100,000 - \$1,150,000

Median House Price

June quarter 2026: \$1,125,000



3 1 1

Property Type: House (Res)

Land Size: 639 sqm approx

Agent Comments

Comparable Properties



6a Langham St AVONDALE HEIGHTS 3034 (REI/VG)

Agent Comments

4 3 1

Price: \$1,180,000

Method: Private Sale

Date: 27/05/2026

Property Type: House

Land Size: 268 sqm approx



3 Pullar St MAIDSTONE 3012 (REI/VG)

Agent Comments

4 2 2

Price: \$1,250,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)

Land Size: 360 sqm approx



30 St Andrews Dr SUNSHINE NORTH 3020 (REI/VG)

Agent Comments

4 2 2

Price: \$1,150,000

Method: Private Sale

Date: 13/04/2026

Property Type: House

Land Size: 356 sqm approx

Account - iHomes Real Estate | P: 03 9899 7888 | F: 03 9899 8822



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