

## 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

55 MACEY AVENUE AVONDALE HEIGHTS VIC 3034

### Indicative selling price

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

Single Price

or range  
between

\$1,349,000

&

\$1,449,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,022,500

Property type

House

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 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

|                                                |             |           |
|------------------------------------------------|-------------|-----------|
| 38 MACEY AVENUE AVONDALE HEIGHTS VIC 3034      | \$1,390,000 | 29-Mar-26 |
| 13A RIVIERA ROAD AVONDALE HEIGHTS VIC 3034     | \$1,400,000 | 25-Feb-26 |
| 10A RIVERSIDE AVENUE AVONDALE HEIGHTS VIC 3034 | \$1,405,000 | 01-Jul-26 |

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: 05 August 2026



## 38 MACEY AVENUE AVONDALE HEIGHTS VIC 3034

4 3 1

Sold Price **\$1,390,000** Sold Date **29-Mar-26**

Distance **0.21km**



## 13A RIVIERA ROAD AVONDALE HEIGHTS VIC 3034

4 3 1

Sold Price **\$1,400,000** Sold Date **25-Feb-26**

Distance **0.93km**



## 10A RIVERSIDE AVENUE AVONDALE HEIGHTS VIC 3034

4 3 1

Sold Price <sup>RS</sup> **\$1,405,000** Sold Date **01-Jul-26**

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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