

# Statement of Information

## Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Unit 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
10 MCKENNA ST AVONDALE HEIGHTS (U1)	Or range between		\$1,150,000		\$1,265,000
8A NORMA CT AVONDALE HEIGHTS (U2)	Or range between		\$1,100,000		\$1,200,000
8B NORMA CT AVONDALE HEIGHTS (U3)	Or range between		\$1,100,000		\$1,200,000
	Or range between				
	Or range between				

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price \$905,000

Suburb Avondale Heights

Period - From 01/01/2026

to 31/03/2026

Source REIV

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

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

**Unit type or class**

e.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Townhouse	30 St Andrews Dr SUNSHINE NORTH 3020	\$1,150,000	13/04/2026
	34 Deutscher St AVONDALE HEIGHTS 3034	\$1,235,000	27/01/2026
	7a Arvern Av AVONDALE HEIGHTS 3034	\$1,250,000	19/12/2025

**Unit type or class**

e.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Townhouse	28b Dunedin St MAIDSTONE 3012	\$1,092,000	04/02/2026
	30 St Andrews Dr SUNSHINE NORTH 3020	\$1,150,000	13/04/2026
	34 Deutscher St AVONDALE HEIGHTS 3034	\$1,235,000	27/01/2026

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e.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

12/05/2026 20:45