

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
39 MONTPELLIER DRIVE 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 \$930,000 & \$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/> House	Suburb <input type="text"/> Avondale Heights
Period-from <input type="text"/> 01 Feb 2025	to <input type="text"/> 31 Jan 2026	Source <input type="text"/> 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
21 RIM CROSS DRIVE AVONDALE HEIGHTS VIC 3034	\$986,000	29-Nov-25
25 WILLOW DRIVE AVONDALE HEIGHTS VIC 3034	\$950,000	22-Nov-25
12 JOHNSON STREET AVONDALE HEIGHTS VIC 3034	\$1,020,000	19-Sep-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: 10 February 2026



**21 RIM CROSS DRIVE AVONDALE
HEIGHTS VIC 3034**

3 1 1

Sold Price

\$986,000 Sold Date **29-Nov-25**

Distance **1.14km**



**25 WILLOW DRIVE AVONDALE
HEIGHTS VIC 3034**

3 2 1

Sold Price

\$950,000 Sold Date **22-Nov-25**

Distance **1.29km**



**12 JOHNSON STREET AVONDALE
HEIGHTS VIC 3034**

3 1 1

Sold Price

\$1,020,000 Sold Date **19-Sep-25**

Distance **1.84km**

RS = Recent sale **UN** = Undisclosed Sale

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