

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

40 WINDSOR 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

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$982,500

Property type

House

Suburb

Avondale Heights

Period-from

01 Jan 2025

to

31 Dec 2025

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

8 CAPRI CRESCENT AVONDALE HEIGHTS VIC 3034	\$1,271,250	20-Nov-25
3 GLENVIEW COURT AVONDALE HEIGHTS VIC 3034	\$1,396,000	13-Dec-25
115 RIVIERA ROAD AVONDALE HEIGHTS VIC 3034	\$1,530,000	15-Oct-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.~~

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8 CAPRI CRESCENT AVONDALE HEIGHTS VIC 3034

5 3 3

Sold Price

^{RS} **\$1,271,250** Sold Date **20-Nov-25**

Distance **0.1km**



3 GLENVIEW COURT AVONDALE HEIGHTS VIC 3034

5 3 2

Sold Price

^{RS} **\$1,396,000** Sold Date **13-Dec-25**

Distance **0.45km**



115 RIVIERA ROAD AVONDALE HEIGHTS VIC 3034

4 3 2

Sold Price

\$1,530,000 Sold Date **15-Oct-25**

Distance **0.35km**

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

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