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	3 Glenview Court, Avondale Heights Vic 3034

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,011,000 Property Type House Suburb Avondale Heights

Period - From 01/07/2025 to 30/09/2025 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	5 Windsor Dr AVONDALE HEIGHTS 3034	$1,350,000	03/10/2025
2	4 Medway Rd KEILOR EAST 3033	$1,265,000	13/09/2025
3	110 Lincoln Dr KEILOR EAST 3033	$1,147,000	30/08/2025

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: 13/11/2025 10:24

3 Glenview Court, Avondale Heights Vic 3034

JellisCraig

Basil Zoccali
9379 2000
0407 846 171
basilzoccali@jelliscraig.com.au



4 3 2

Property Type: House
Land Size: 660 sqm approx

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
September quarter 2025: $1,011,000

Agent Comments

The property is a solid 80's built home. It consists of 4 bed, 3 bathrooms and multiple formal and informal living areas. In almost original condition, however well maintained and situated in a quiet court location.

Comparable Properties



5 Windsor Dr AVONDALE HEIGHTS 3034 (REI)

4 2 2

Price: $1,350,000
Method: Sold Before Auction
Date: 03/10/2025
Property Type: House (Res)
Land Size: 651 sqm approx

Agent Comments

The property is comparable as both properties are situated in the St. Bernard's Estate and have similar specs. The property is superior in that it has been updated and being a single level may be an advantage to some buyers. It is inferior as both house and land are smaller.



4 Medway Rd KEILOR EAST 3033 (REI)

4 2 2

Price: $1,265,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 572 sqm approx

Agent Comments

They are comparable as the specs are similar. The property is inferior as both house and land are smaller, however superior as certain aspects of the property have been renovated.



110 Lincoln Dr KEILOR EAST 3033 (REI)

4 2 2

Price: $1,147,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 620 sqm approx

Agent Comments

The properties are similar as they consist of similar specs and built around the same era. It is inferior as the house and land are smaller and requires more of an update. It is superior as it is a corner block may allow development opportunity.

REIV THE DIFFERENCE | propertydata.com.au

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.