

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

42 Mountain View Avenue, Avondale Heights Vic 3034

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$905,000 Property Type Unit 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 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	11 Macey Av AVONDALE HEIGHTS 3034	\$855,500	12/05/2026
2	14 Holden Av AVONDALE HEIGHTS 3034	\$828,000	28/02/2026
3	11 Sydney St AVONDALE HEIGHTS 3034	\$890,000	08/12/2025

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.~~

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Indicative Selling Price

\$780,000 - \$850,000

Median Unit Price

March quarter 2026: \$905,000



3
 2
 1

Property Type: Unit**Land Size:** 305 sqm approx**Agent Comments**

The property is a single level duplex on it's own title. It has a large open plan design and located close to Milleara Mall, buses and schools.

Comparable Properties

**11 Macey Av AVONDALE HEIGHTS 3034 (REI)**

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 1

Price: \$855,500**Method:** Sold Before Auction**Date:** 12/05/2026**Property Type:** House (Res)**Agent Comments**

The properties are comparable as they both attract downsizers and are both on their own title. Mountain View Ave is superior as it is a newer build, however inferior as it is a smaller land and semi detached

**14 Holden Av AVONDALE HEIGHTS 3034 (REI/VG)**

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Price: \$828,000**Method:** Auction Sale**Date:** 28/02/2026**Property Type:** House (Res)**Land Size:** 247 sqm approx**Agent Comments**

The properties are comparable as they both target downsizers and low maintenance living. Mountain View Ave is superior in that it has a larger land size and building area, and also has a 2nd bathroom. It is inferior in that it is semi-detached.

**11 Sydney St AVONDALE HEIGHTS 3034 (REI/VG)**

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Price: \$890,000**Method:** Private Sale**Date:** 08/12/2025**Property Type:** House (Res)**Land Size:** 261 sqm approx**Agent Comments**

The properties are comparable as they both low maintenance properties on sub-divided blocks. Mountain View Ave is superior in that it has a larger land size, however inferior in that it is semi-detached.

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