

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 Thompson Street, Avondale Heights Vic 3034

Indicative selling price

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

Range between

\$1,700,000

&

\$1,870,000

Median sale price

Median price

\$1,150,000

Property Type

House

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	4 Hanover Ct AVONDALE HEIGHTS 3034	\$1,720,000	02/05/2026
2	1 Weyburn Pl AVONDALE HEIGHTS 3034	\$1,800,000	03/01/2026
3	105 Templewood Cr AVONDALE HEIGHTS 3034	\$1,873,000	06/12/2025

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.~~

This Statement of Information was prepared on:

28/05/2026 22:04

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Indicative Selling Price

\$1,700,000 - \$1,870,000

Median House Price

March quarter 2026: \$1,150,000

**Rooms:** 8**Property Type:** House (Res)**Land Size:** 585 sqm approx**Agent Comments**

The property is a large double story, high spec family home. Approx 8 years with a modern facade and French Provincial style internally. On an elevated block with river and valley views.

Comparable Properties

**4 Hanover Ct AVONDALE HEIGHTS 3034 (REI)****Price:** \$1,720,000**Method:** Auction Sale**Date:** 02/05/2026**Property Type:** House (Res)**Land Size:** 326 sqm approx**Agent Comments**

The properties are comparable as they are both high spec double story family homes. Thompson St is superior in that it is a larger home on a larger parcel of land, however inferior in that it is a slightly older build and not as sought after pocket of Avondale Hts

**1 Weyburn Pl AVONDALE HEIGHTS 3034 (REI/VG)****Price:** \$1,800,000**Method:** Sold Before Auction**Date:** 03/01/2026**Rooms:** 10**Property Type:** House (Res)**Land Size:** 702 sqm approx**Agent Comments**

The properties are comparable as they are both high spec family homes. Thompson St is superior in that each bedroom has an ensuite and on an elevated block, where as Weyburn is on a steep declining block. It's inferior in that the land and house are smaller in size.

**105 Templewood Cr AVONDALE HEIGHTS 3034 (REI/VG)****Price:** \$1,873,000**Method:** Auction Sale**Date:** 06/12/2025**Property Type:** House (Res)**Land Size:** 709 sqm approx**Agent Comments**

The properties are comparable as they are both high spec family homes. Thompson St is superior in that it is newer and on a inclined block, where as Templewood is on a steep declining block. It's inferior in that the land and house are smaller in size.

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