Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 06/11/26

Property offered for sale

Address
Including suburb and postcode: 1 Kindale Court, Avondale Heights Victoria 3034

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
House	4	3	2	360m2	650m2

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single Price: $1,700,000

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $1,125,000 Property type: *House* Suburb: Avondale Heights

Period: from 01/07/2026 to 30/09/2026 Source: REIV propertydata.com.au/RPData/Core Logic

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

[*Insert N/A in blank sections*]

Comparable property 1

Address	Sale price	Date of sale
24 Windsor Drive, Avondale Heights	$1,850,000	18/06/26

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
House	6	3	2	557m2	864m2

Comparable property 2

Address	Sale price	Date of sale
17 Thackeray Quadrant, Avondale Heights	$1,465,000	19/05/26

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
House	4	3	2	350m2	650m2

Comparable property 3

Address	Sale price	Date of sale
6 Downland Square, Avondale Heights	$1,450,000	27/04/26

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
House	4	3	2	295m2	803m2