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	22 Thackeray Quadrant, Avondale Heights Vic 3034

Indicative selling price

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

Range between $1,400,000 & $1,540,000

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	48 Templewood Cr AVONDALE HEIGHTS 3034	$1,465,000	14/03/2026
2	40 Windsor Dr AVONDALE HEIGHTS 3034	$1,600,000	10/02/2026
3	3 Glenview Ct AVONDALE HEIGHTS 3034	$1,396,000	13/12/2025

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: 13/05/2026 16:10

22 Thackeray Quadrant, Avondale Heights Vic 3034

JellisCraig

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4 3 2

Property Type: House

Indicative Selling Price
$1,400,000 - $1,540,000
Median House Price
March quarter 2026: $1,150,000

Agent Comments

An 80's built family home in a cul-de-sac on approx 920sqm in original condition. Walking distance to schools, shops and buses

Comparable Properties

48 Templewood Cr AVONDALE HEIGHTS 3034 (REI/VG)

4 2 2

Price: $1,465,000
Method: Sold Before Auction
Date: 14/03/2026
Property Type: House (Res)
Land Size: 919 sqm approx

Agent Comments

Both are double story family homes in A.H on large 900+sqm. 22 Thackeray Quadrant is superior with 5 beds, 3 baths in a quiet street on a flat block, close to shops and schools, but inferior due to its original 1980s condition.

40 Windsor Dr AVONDALE HEIGHTS 3034 (REI/VG)

5 3 5

Price: $1,600,000
Method: Sold Before Auction
Date: 10/02/2026
Property Type: House (Res)
Land Size: 670 sqm approx

Agent Comments

Both are double story family homes with similar specs. 22 Thackeray Quadrant is superior in that it is in a quiet street on a larger block, close to shops and schools, but inferior due to its original 1980s condition.

3 Glenview Ct AVONDALE HEIGHTS 3034 (REI/VG)

4 3 2

Price: $1,396,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 666 sqm approx

Agent Comments

Both are double story family homes in A.H in similar condition and in a dead end street. 22 Thackeray Quadrant is superior with 5 beds, 3 baths in a quiet street on a larger flat block, close to shops and schools, but inferior as Glenview Ct is in a more sought after pocket

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REIV THE DIFFERENCE

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