

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

26 Henry Street, Avenel Vic 3664

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$750,000

### Median sale price

Median price \$600,000

Property Type House

Suburb Avenel

Period - From 01/04/2025

to 31/03/2026

Source Property Data

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	24 Belmont St AVENEL 3664	\$740,000	02/11/2025
2			
3			

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on:

01/04/2026 09:05



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**Property Type:** House (Res)  
**Land Size:** 1967 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$750,000  
**Median House Price**  
01/04/2025 - 31/03/2026: \$600,000

## Comparable Properties

**24 Belmont St AVENEL 3664 (VG)**

**Agent Comments**

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**Price:** \$740,000  
**Method:** Sale  
**Date:** 02/11/2025  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 564 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.