

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 and
postcode

21 HOMEBUSH ROAD AVOCA VIC 3467

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$379,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$377,500

Property type

House

Suburb

Avoca

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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 18 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

76 RUTHERFORD STREET AVOCA VIC 3467	\$375,000	22-Aug-24
11 FARADAY STREET AVOCA VIC 3467	\$380,000	04-Mar-25
14A MOUNTAIN VIEW STREET AVOCA VIC 3467	\$375,000	13-Sep-24

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 18 months.~~

This Statement of Information was prepared on: 31 July 2025


**76 RUTHERFORD STREET AVOCA
VIC 3467**
 3  1  2

Sold Price

\$375,000

Sold Date **22-Aug-24**

Distance

0.98km

**11 FARADAY STREET AVOCA VIC
3467**
 2  1  2

Sold Price

\$380,000

Sold Date **04-Mar-25**

Distance

1.21km

**14A MOUNTAIN VIEW STREET
AVOCA VIC 3467**
 3  1  2

Sold Price

\$375,000

Sold Date **13-Sep-24**

Distance

0.5km
RS = Recent sale

UN = Undisclosed Sale

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