

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

3 GAZE AVENUE ECHUCA VIC 3564

Indicative selling price

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

Single Price

\$780,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$578,000

Property type

House

Suburb

Echuca

Period-from

01 Feb 2025

to

31 Jan 2026

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

32 MAKER PARADE ECHUCA VIC 3564	\$840,000	04-Sep-25
42 PARK AVENUE ECHUCA VIC 3564	\$765,000	13-Nov-25
12 MILLS AVENUE ECHUCA VIC 3564	\$872,500	31-Mar-25

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: 06 February 2026



**32 MAKER PARADE ECHUCA VIC
3564**

 4  2  2

Sold Price

\$840,000

Sold Date **04-Sep-25**

Distance **0.53km**



**42 PARK AVENUE ECHUCA VIC
3564**

 4  2  4

Sold Price

\$765,000

Sold Date **13-Nov-25**

Distance **1km**



**12 MILLS AVENUE ECHUCA VIC
3564**

 4  2  4

Sold Price

\$872,500

Sold Date **31-Mar-25**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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