

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

154 HIGH STREET, AVOCA, VIC 3467

Indicative selling price

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

Single priceor range between

\$425,000

&

\$440,000

Median sale price

Median price

\$411,000

Property Type

House

Suburb

AVOCA

Period - From

01 Jan 2025

to

31 Dec 2025

Source

Cotality

Comparable property sales

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
9 DUKE STREET AVOCA VIC 3467	\$465,000	14-Mar-25
27 FARADAY STREET AVOCA VIC 3467	\$449,000	29-Jul-25
51A RUTHERFORD STREET AVOCA VIC 3467	\$425,000	06-Jun-25

This Statement of Information was prepared on:

14/01/2026