

# 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  
11 Scobie Street S, 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 \$660,000

### Median sale price

Median price \$685,000 Property type House Suburb Avenel

Period - From 01/02/2025 to 31/01/2026 Source  PropTrack

### 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
28 Queen Street, Avenel, VIC 3664	\$673,000	08/03/2025
4 Hughes St, Avenel, VIC 3664	\$650,000	27/06/2025
24 Belmont Street, Avenel, VIC 3664	\$740,000	12/11/2025

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: 06/02/2026