

# 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

24 Brenton Avenue, Echuca, Vic 3564


### Indicative selling price

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

range between \$695,000 & \$745,000

### Median sale price

Median price \$635,000 Property type House Suburb Echuca

Period - From 01/03/2025 to 31/05/2025 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
39 Park Avenue, Echuca, VIC 3564	\$842,000	23/04/2025
11 Westin Place, Echuca, VIC 3564	\$800,000	19/03/2025
8 Yeovil Court, Echuca, VIC 3564	\$730,000	24/03/2025

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: 02/06/2025