

# 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

6 Monds Avenue, Benalla, Vic 3672

### Indicative selling price

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

range between

\$520,000

&

\$540,000

### Median sale price

Median price

\$530,000

Property type

House

Suburb

Benalla

Period - From

01/07/2025

to

30/06/2026

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
76 Monds Avenue, Benalla, VIC 3672	\$525,000	23/05/2025
16 Ride Avenue, Benalla, VIC 3672	\$530,000	25/02/2025
83 Faithfull Street, Benalla, VIC 3672	\$535,000	23/05/2026

**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: 03/07/2026