

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

13 AVRIL AVENUE METUNG VIC 3904

Indicative selling price

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

Single Price

\$685,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Metung

Period-from

01 Jun 2025

to

31 May 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

4 ALLAN STREET METUNG VIC 3904	\$700,000	14-Feb-25
30 SWAN DRIVE METUNG VIC 3904	\$755,000	13-Feb-25
10 ELM GROVE METUNG VIC 3904	\$737,500	25-Feb-26

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: 09 June 2026


4 ALLAN STREET METUNG VIC 3904

2 2 6

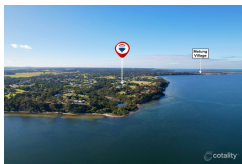
 Sold Price **\$700,000** Sold Date **14-Feb-25**

 Distance **0.22km**

30 SWAN DRIVE METUNG VIC 3904

4 2 3

 Sold Price **\$755,000** Sold Date **13-Feb-25**

 Distance **0.36km**

10 ELM GROVE METUNG VIC 3904

2 2 2

 Sold Price **\$737,500** Sold Date **25-Feb-26**

 Distance **0.51km**

1 MATTHEW AVENUE METUNG VIC 3904

3 2 2

 Sold Price **\$740,000** Sold Date **17-Nov-25**

 Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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