

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	5 Gaze Avenue Echuca, 3564
---	----------------------------

Indicative selling price

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

Single price	\$850,000
--------------	-----------

Median sale price

Median price	\$767,500	Property Type	HOUSE	Suburb	ECHUCA
Period - From	01-Jul-2025	to	30-Jun-2026	Source	REA

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	3 Gaze Avenue, Echuca VIC 3564	\$790,000	06-Mar-2026
2	46 Wilkinson Drive, Echuca VIC 3564	\$835,000	13-Mar-2026
3	9 Whitby Close, Echuca VIC 3564	\$885,000	13-Apr-2026

This statement of information was prepared on 22-Jul-2026 at 4:55:56 PM AEST