

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

10 Jenolan Avenue, Grovedale VIC 3216

Indicative selling price

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

Range between

\$650,000

&

\$700,000

Median sale price

Median price

\$680,000

Property Type

House

Suburb

Grovedale

Period - From

21/07/2025

to

20/01/2026

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 eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
6 Wingarra Drive Grovedale VIC 3216	\$695,000	24/12/2025
47 Birkenhead Drive Grovedale VIC 3216	\$677,000	08/12/2025
21 Heyers Road Grovedale VIC 3216	\$700,000	11/11/2025

This Statement of Information was prepared on:

21/01/2026