

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

3 BANOOL AVENUE MYRTLEFORD VIC 3737

Indicative selling price

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

Single Price

\$835,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,500

Property type

House

Suburb

Myrtleford

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

6 O'DONNELL AVENUE MYRTLEFORD VIC 3737	\$840,000	26-Mar-26
24 GEOFFREY STREET MYRTLEFORD VIC 3737	\$850,000	20-Feb-25
4-6 LAWRENCE STREET MYRTLEFORD VIC 3737	\$790,000	24-Jun-25

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: 26 June 2026

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**6 O'DONNELL AVENUE
MYRTLEFORD VIC 3737**

3 2 2

Sold Price **\$840,000** Sold Date **26-Mar-26**

Distance **0.16km**



**24 GEOFFREY STREET
MYRTLEFORD VIC 3737**

4 2 4

Sold Price **\$850,000** Sold Date **20-Feb-25**

Distance **0.97km**



**4-6 LAWRENCE STREET
MYRTLEFORD VIC 3737**

3 1 6

Sold Price **\$790,000** Sold Date **24-Jun-25**

Distance **0.47km**

RS = Recent sale **UN** = Undisclosed Sale

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