

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

230 Twelfth Avenue, Eden Park VIC 3757

### Indicative selling price

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

Single price \$850,000

### Median sale price

Median price \$1,295,000

Property Type House

Suburb Eden Park

Period - From 03/08/2024

to 02/02/2025

Source price\_finder

### Comparable property sales (\*Delete A or B below as applicable)

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale

This Statement of Information was prepared on:

03/02/2025