

# 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

23 Edithvale Road, Edithvale Vic 3196

### Indicative selling price

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

Range between \$1,180,000 & \$1,295,000

### Median sale price

Median price \$1,280,000 Property Type House Suburb Edithvale

Period - From 20/12/2023 to 19/12/2024 Source Property Data

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

**A\*** 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	8 Field Av EDITHVALE 3196	\$1,265,000	05/12/2024
2	29 Rae Av EDITHVALE 3196	\$1,291,000	17/11/2024
3	21 Elsie Gr EDITHVALE 3196	\$1,200,000	26/10/2024

**OR**

~~**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.~~

This Statement of Information was prepared on:

20/12/2024 09:39



 3  2  4

**Property Type:** House  
**Land Size:** 697 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,180,000 - \$1,295,000  
**Median House Price**  
 20/12/2023 - 19/12/2024: \$1,280,000

## Comparable Properties

8 Field Av EDITHVALE 3196 (REI)

Agent Comments

 3  1  2

**Price:** \$1,265,000  
**Method:** Auction Sale  
**Date:** 05/12/2024  
**Property Type:** House (Res)



29 Rae Av EDITHVALE 3196 (REI)

Agent Comments

 3  2  2

**Price:** \$1,291,000  
**Method:** Sold Before Auction  
**Date:** 17/11/2024  
**Property Type:** House (Res)  
**Land Size:** 696 sqm approx



21 Elsie Gr EDITHVALE 3196 (REI)

Agent Comments

 2  1  2

**Price:** \$1,200,000  
**Method:** Auction Sale  
**Date:** 26/10/2024  
**Property Type:** House (Res)  
**Land Size:** 693 sqm approx

Account - Hodges | P: 03 95846500 | F: 03 95848216