

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

15 Randall Avenue, Edithvale Vic 3196

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,285,500

Property Type House

Suburb Edithvale

Period - From 01/07/2024

to

30/06/2025

Source REIV

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	18 First Av CHELSEA HEIGHTS 3196	\$1,125,000	01/09/2025
2	6 Lochiel Av EDITHVALE 3196	\$1,060,000	22/07/2025
3	31 Edithvale Rd EDITHVALE 3196	\$1,065,000	14/06/2025

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:

24/09/2025 13:39



3 1 2

Rooms: 5

Property Type: House/Land

Land Size: 692 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending June 2025: \$1,285,500

Comparable Properties



18 First Av CHELSEA HEIGHTS 3196 (REI)

Agent Comments

3 2 2

Price: \$1,125,000

Method: Private Sale

Date: 01/09/2025

Property Type: House

Land Size: 655 sqm approx



6 Lochiel Av EDITHVALE 3196 (REI)

Agent Comments

3 2 2

Price: \$1,060,000

Method: Private Sale

Date: 22/07/2025

Property Type: House

Land Size: 696 sqm approx



31 Edithvale Rd EDITHVALE 3196 (REI/VG)

Agent Comments

3 1 3

Price: \$1,065,000

Method: Auction Sale

Date: 14/06/2025

Property Type: House (Res)

Land Size: 702 sqm approx