

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

18 EDWARD CRESCENT TRAFALGAR VIC 3824

Indicative selling price

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

Single Price

\$600,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Trafalgar

Period-from

01 Nov 2024

to

31 Oct 2025

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

15 VICTORY COURT TRAFALGAR VIC 3824	\$615,000	06-Aug-25
39 ASHBY STREET TRAFALGAR VIC 3824	\$592,500	02-Sep-25
11 PAGE COURT TRAFALGAR VIC 3824	\$600,000	26-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: 07 November 2025


**15 VICTORY COURT TRAFALGAR
VIC 3824**
 3  2  2

Sold Price

\$615,000

Sold Date **06-Aug-25**

Distance **0.27km**

**39 ASHBY STREET TRAFALGAR
VIC 3824**
 3  2  4

Sold Price

^{RS} **\$592,500**

Sold Date **02-Sep-25**

Distance **0.56km**

**11 PAGE COURT TRAFALGAR VIC
3824**
 3  2  2

Sold Price

\$600,000

Sold Date **26-Jun-25**

Distance **0.45km**
RS = Recent sale

UN = Undisclosed Sale

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