

# 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

55 Berry Avenue, 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

\$850,000

&

\$930,000

### Median sale price

Median price

\$850,000

Property type

Unit

Suburb

Edithvale

Period - From

01/07/2025

to

30/09/2025

Source



PropTrack

### 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 |
|--------------------------------------------|-----------|--------------|
| 1/64 Northcliffe Road, Edithvale, VIC 3196 | \$850,000 | 14/08/2025   |
| 2/298 Station Street, Chelsea, VIC 3196    | \$930,000 | 16/05/2025   |
| 1/48 Field Avenue, Edithvale, VIC 3196     | \$971,500 | 03/09/2025   |

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: 06/10/2025