

# 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

12 Famechon 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 \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$1,385,000

Property Type House

Suburb Edithvale

Period - From 16/03/2025

to

15/03/2026

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 | 89 Tarongo Dr ASPENDALE 3195   | \$1,260,000 | 03/12/2025   |
| 2 | 97 Ella Gr CHELSEA 3196        | \$1,201,500 | 16/10/2025   |
| 3 | 14 Famechon Rd CHELSEA 3196    | \$1,301,000 | 16/09/2025   |

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:

16/03/2026 13:05



5   3   3

Property Type: House  
Agent Comments

Indicative Selling Price  
\$1,150,000 - \$1,250,000  
Median House Price  
16/03/2025 - 15/03/2026: \$1,385,000

## Comparable Properties

89 Tarongo Dr ASPENDALE 3195 (REI)

Agent Comments

3   1   2

Price: \$1,260,000  
Method:  
Date: 03/12/2025  
Property Type: House

97 Ella Gr CHELSEA 3196 (REI)

Agent Comments

4   2   2

Price: \$1,201,500  
Method:  
Date: 16/10/2025  
Property Type: House

14 Famechon Rd CHELSEA 3196 (REI)

Agent Comments

4   2   8

Price: \$1,301,000  
Method:  
Date: 16/09/2025  
Property Type: House

