

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

2/33 Bayside Avenue, Edithvale VIC 3196

Indicative selling price

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

Range between

\$690,000

&

\$740,000

Median sale price

Median price

\$858,500

Property Type

Unit

Suburb

Edithvale

Period - From

01/01/2026

to

30/06/2026

Source

Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
4/15 Stayner Street Chelsea VIC 3196	\$707,500	13/06/2026
10 Boyd Avenue Chelsea VIC 3196	\$740,000	18/03/2026
114 Argyle Avenue Chelsea VIC 3196	\$740,000	21/02/2026

This Statement of Information was prepared on:

01/07/2026