

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

25B Field Avenue, Edithvale Vic 3196

Indicative selling price

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

Range between \$1,190,000

&

\$1,290,000

Median sale price

Median price \$985,000

Property Type Townhouse

Suburb Edithvale

Period - From 24/08/2025

to

23/08/2026

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	1/6 Field Av EDITHVALE 3196	\$1,146,000	05/08/2026
2	85a Keith Av EDITHVALE 3196	\$1,387,000	04/06/2026
3	85b Keith Av EDITHVALE 3196	\$1,385,000	28/02/2026

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:

24/08/2026 11:44

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3 1 1

Property Type: Townhouse
(Single)
Land Size: 348 sqm approx
Agent Comments

Indicative Selling Price
\$1,190,000 - \$1,290,000
Median Townhouse Price
24/08/2025 - 23/08/2026: \$985,000

Comparable Properties



1/6 Field Av EDITHVALE 3196 (REI)

Agent Comments

3 2 1

Price: \$1,146,000
Method: Private Sale
Date: 05/08/2026
Property Type: House (Res)



85a Keith Av EDITHVALE 3196 (REI)

Agent Comments

3 2 2

Price: \$1,387,000
Method: Private Sale
Date: 04/06/2026
Property Type: Townhouse (Single)



85b Keith Av EDITHVALE 3196 (REI/VG)

Agent Comments

3 2 1

Price: \$1,385,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 348 sqm approx

Account - Hodges