

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

27A Mary Avenue, Edithvale Vic 3196

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,385,000

Property Type House

Suburb Edithvale

Period - From 01/04/2025

to 31/03/2026

Source REIV

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	34b Vincent St EDITHVALE 3196	\$1,600,000	28/02/2026
2	33c Sixth Av ASPENDALE 3195	\$1,590,000	22/01/2026
3	17b Bridges Av EDITHVALE 3196	\$1,630,000	24/11/2025

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:

05/05/2026 12:13

27A Mary Avenue, Edithvale Vic 3196



Property Type:
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
Year ending March 2026: \$1,385,000

Comparable Properties



34b Vincent St EDITHVALE 3196 (REI)

Agent Comments



Price: \$1,600,000
Method: Auction Sale
Date: 28/02/2026
Property Type: Townhouse (Res)



33c Sixth Av ASPENDALE 3195 (REI/VG)

Agent Comments



Price: \$1,590,000
Method: Private Sale
Date: 22/01/2026
Property Type: Townhouse (Res)
Land Size: 286 sqm approx



17b Bridges Av EDITHVALE 3196 (REI/VG)

Agent Comments



Price: \$1,630,000
Method: Private Sale
Date: 24/11/2025
Property Type: Townhouse (Single)
Land Size: 348 sqm approx

Account - Roving Real Estate



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