

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

27b Mary Avenue, Edithvale Vic 3196

Indicative selling price

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

Single price

\$1,480,000

Median sale price

Median price

\$985,000

Property Type

Townhouse

Suburb

Edithvale

Period - From

07/09/2025

to

06/09/2026

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	28b French Av EDITHVALE 3196	\$1,530,000	23/03/2026
2	33b Sixth Av ASPENDALE 3195	\$1,590,000	19/03/2026
3			

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:

26/08/2026



4 3 1

Property Type:
Agent Comments

Indicative Selling Price
\$1,480,000
Median Townhouse Price
07/09/2025 - 06/09/2026: \$985,000

Comparable Properties



28b French Av EDITHVALE 3196 (REI/VG)

4 3 3

Agent Comments
Swimming Pool

Price: \$1,530,000
Method: Private Sale
Date: 23/03/2026
Property Type: Townhouse (Res)
Land Size: 352 sqm approx



33b Sixth Av ASPENDALE 3195 (REI/VG)

4 3 2

Agent Comments

Price: \$1,590,000
Method: Private Sale
Date: 19/03/2026
Property Type: Townhouse (Res)
Land Size: 299 sqm approx

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.