

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

43 Lochiel Avenue, Edithvale Vic 3196

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,330,500

Property Type House

Suburb Edithvale

Period - From 01/10/2025

to 31/12/2025

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	18 Joffre Av EDITHVALE 3196	\$1,780,000	21/02/2026
2	61 Elsie Gr EDITHVALE 3196	\$1,593,000	31/01/2026
3	49 Hughes Av EDITHVALE 3196	\$1,605,000	18/11/2025

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:

17/03/2026 16:27

43 Lochiel Avenue, Edithvale Vic 3196



 3  2  0

Rooms: 6

Property Type: House

Land Size: 821.25 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

December quarter 2025: \$1,330,500

Comparable Properties



18 Joffre Av EDITHVALE 3196 (REI)

Agent Comments

 4  2  2

Price: \$1,780,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)



61 Elsie Gr EDITHVALE 3196 (REI)

Agent Comments

 3  1  3

Price: \$1,593,000

Method: Auction Sale

Date: 31/01/2026

Property Type: House (Res)

Land Size: 830 sqm approx



49 Hughes Av EDITHVALE 3196 (REI/VG)

Agent Comments

 4  2  4

Price: \$1,605,000

Method: Sold Before Auction

Date: 18/11/2025

Property Type: House (Res)

Land Size: 697 sqm approx

Account - Buxton



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