

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

4b Hazel Avenue, Edithvale Vic 3196

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,015,000 Property Type Townhouse Suburb Edithvale

Period - From 20/04/2025 to 19/04/2026 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	34b Vincent St EDITHVALE 3196	\$1,600,000	28/02/2026
2	77b Elsie Gr EDITHVALE 3196	\$1,630,000	12/02/2026
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:

20/04/2026 13:56

4b Hazel Avenue, Edithvale Vic 3196



Property Type:
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median Townhouse Price
20/04/2025 - 19/04/2026: \$1,015,000

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)



77b Elsie Gr EDITHVALE 3196 (REI/VG)

Agent Comments



Price: \$1,630,000
Method: Private Sale
Date: 12/02/2026
Property Type: Townhouse (Single)
Land Size: 420 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

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