

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

85A Keith Avenue, Edithvale Vic 3196

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

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	10 Marabou PI ASPENDALE 3195	\$1,300,000	11/04/2026
2	40 French Av EDITHVALE 3196	\$1,330,000	15/03/2026
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:

22/04/2026 10:30

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Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending March 2026: \$1,385,000



3 2 2

Property Type: House

Agent Comments

Comparable Properties



10 Marabou PI ASPENDALE 3195 (REI)

Agent Comments

3 1 4

Price: \$1,300,000

Method: Auction Sale

Date: 11/04/2026

Property Type: House (Res)

Land Size: 338 sqm approx



40 French Av EDITHVALE 3196 (REI)

Agent Comments

3 2 3

Price: \$1,330,000

Method: Private Sale

Date: 15/03/2026

Property Type: House (Res)



85b Keith Av EDITHVALE 3196 (REI)

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 - Eleven North | P: 1300 353 836