

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

89a Rae Avenue, Edithvale Vic 3196

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,075,000

Property Type Townhouse

Suburb Edithvale

Period - From 31/07/2025

to 30/07/2026

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	195B Nepean Hwy ASPENDALE 3195	\$1,327,500	12/06/2026
2	32b Berry Av EDITHVALE 3196	\$1,361,000	30/05/2026
3	15a Rae Av EDITHVALE 3196	\$1,440,000	28/03/2026

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:

31/07/2026 13:28



Property Type: House -
Semi-detached
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median Townhouse Price
31/07/2025 - 30/07/2026: \$1,075,000

Comparable Properties



195B Nepean Hwy ASPENDALE 3195 (REI)

Agent Comments



Price: \$1,327,500
Method: Private Sale
Date: 12/06/2026
Property Type: House



32b Berry Av EDITHVALE 3196 (REI)

Agent Comments



Price: \$1,361,000
Method: Auction Sale
Date: 30/05/2026
Property Type: Townhouse (Res)
Land Size: 361 sqm approx



15a Rae Av EDITHVALE 3196 (REI)

Agent Comments



Price: \$1,440,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Townhouse (Res)
Land Size: 237 sqm approx

Account - Barry Plant | P: 03 9586 0500