

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

15a Rae 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 \$1,012,500 Property Type Townhouse Suburb Edithvale

Period - From 02/03/2025 to 01/03/2026 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	85b Keith Av EDITHVALE 3196	\$1,385,000	28/02/2026
2	136a Nepean Hwy ASPENDALE 3195	\$1,400,000	22/11/2025
3	271b Station St EDITHVALE 3196	\$1,305,000	04/10/2025

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: 02/03/2026 12:15



Property Type:
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median Townhouse Price
02/03/2025 - 01/03/2026: \$1,012,500

Comparable Properties



85b Keith Av EDITHVALE 3196 (REI)

Agent Comments



Price: \$1,385,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 348 sqm approx



136a Nepean Hwy ASPENDALE 3195 (REI)

Agent Comments



Price: \$1,400,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Townhouse (Res)



271b Station St EDITHVALE 3196 (REI/VG)

Agent Comments



Price: \$1,305,000
Method: Auction Sale
Date: 04/10/2025
Property Type: Townhouse (Res)
Land Size: 300 sqm approx

Account - Jellis Craig Mentone & Chelsea



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