

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

105 Ella Grove, Edithvale VIC 3196

Indicative selling price

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

Range between

\$1,300,000

&

\$1,380,000

Median sale price

Median price

\$1,263,750

Property Type

House

Suburb

Edithvale

Period - From

22/03/2025

to

21/09/2025

Source

Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
38 Fraser Avenue Edithvale VIC 3196	\$1,361,646	06/08/2025
2 Sturdee Street Chelsea VIC 3196	\$1,380,000	05/04/2025
62 Field Avenue Edithvale VIC 3196	\$1,395,000	26/07/2025

This Statement of Information was prepared on:

22/09/2025