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<br>Including suburb and postcode | 20 EDITHVALE ROAD EDITHVALE VIC 3196 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Single Price | $1,250,000 | ~~or range between~~ | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,308,000 | Property type | House | Suburb | Edithvale |
| Period-from | 01 Jun 2025 | to | 31 May 2026 | 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 6 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 |
|---|---|---|
| 51 EDITHVALE ROAD EDITHVALE VIC 3196 | $1,250,000 | 14-Feb-26 |
| 23 EDITHVALE ROAD EDITHVALE VIC 3196 | $1,225,000 | 04-Feb-25 |
| 5 NORTHCLIFFE ROAD EDITHVALE VIC 3196 | $1,400,000 | 23-Oct-25 |

**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 6 months.~~

This Statement of Information was prepared on: 29 June 2026

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**51 EDITHVALE ROAD EDITHVALE VIC 3196**

2 1 2

Sold Price **$1,250,000** Sold Date **14-Feb-26**

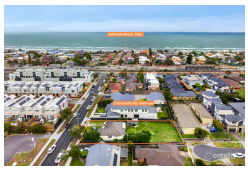
Distance **0.26km**

**23 EDITHVALE ROAD EDITHVALE VIC 3196**

3 2 2

Sold Price **$1,225,000** Sold Date **04-Feb-25**

Distance **0.08km**



**5 NORTHCLIFFE ROAD EDITHVALE VIC 3196**

2 1 1

Sold Price **$1,400,000** Sold Date **23-Oct-25**

Distance **0.45km**

**RS** = Recent sale **UN** = Undisclosed Sale

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