

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

18 Joffre Avenue, Edithvale VIC 3196

Indicative selling price

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

Range between \$1,670,000 & \$1,770,000

Median sale price

Median price \$1,290,000 Property Type House Suburb Edithvale

Period - From 23/07/2025 to 22/01/2026 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 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
4 Jirrah Court Aspendale VIC 3195	\$1,720,000	11/11/2025
49 Hughes Avenue Edithvale VIC 3196	\$1,605,000	20/11/2025
15 Birdwood Street Aspendale VIC 3195	\$1,640,000	22/11/2025

This Statement of Information was prepared on:

23/01/2026