

# 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](http://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