

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

17 Berry Avenue, Edithvale Vic 3196

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,330,500

Property Type House

Suburb Edithvale

Period - From 01/10/2025

to 31/12/2025

Source REIV

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	46b Elsie Gr CHELSEA 3196	\$1,310,000	09/02/2026
2	1/4 Keith Av EDITHVALE 3196	\$1,285,000	29/11/2025
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 12:30

17 Berry Avenue, Edithvale Vic 3196

Kimberley Ferguson

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0413 667 228

kimberleyferguson@jellisrcraig.com.au



 4  2  2

Property Type: House (Res)

Land Size: 390 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

December quarter 2025: \$1,330,500

Comparable Properties



46b Elsie Gr CHELSEA 3196 (REI)

Agent Comments

 4  2  2

Price: \$1,310,000

Method: Private Sale

Date: 09/02/2026

Property Type: Townhouse (Single)



1/4 Keith Av EDITHVALE 3196 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,285,000

Method: Private Sale

Date: 29/11/2025

Property Type: Townhouse (Single)



271b Station St EDITHVALE 3196 (REI/VG)

Agent Comments

 3  2  4

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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