

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

1 Dudley Grove, Edithvale VIC 3196

Indicative selling price

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

Range between

\$1,900,000

&

\$2,000,000

Median sale price

Median price

\$1,290,000

Property Type

House

Suburb

Edithvale

Period - From

02/08/2025

to

01/02/2026

Source

Cotality™

Comparable property sales (*Delete A or B below as applicable)

- 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.

Address of comparable property	Price	Date of sale
7 Natal Avenue, Edithvale VIC 3196	\$1,845,000	29/09/2025

This Statement of Information was prepared on:

02/02/2026