

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	26 Randall Avenue, Edithvale VIC 3196
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Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

Median sale price

Median price	\$1,290,000	Property Type	House	Suburb	Edithvale
Period - From	29/07/2025	to	27/01/2026	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
32 Bridges Avenue Edithvale VIC 3196	\$2,457,500	07/10/2025

This Statement of Information was prepared on:

29/01/2026