

# 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

45 Tudor Court, 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

\$730,000

&

\$770,000

### Median sale price

Median price

\$823,000

Property Type

Unit

Suburb

Edithvale

Period - From

22/06/2025

to

21/12/2025

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
37 Tudor Court Edithvale VIC 3196	\$700,000	02/09/2025
37/61 Hughes Avenue Edithvale VIC 3196	\$700,000	16/12/2025
1/61 Hughes Avenue, Edithvale VIC 3196	\$737,000	09/05/2026

This Statement of Information was prepared on:

22/12/2025

### Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.