

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

2/83 KEITH AVENUE EDITHVALE VIC 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,200,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,310,000

Property type

House

Suburb

Edithvale

Period-from

01 Mar 2025

to

28 Feb 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 6 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

1/17 NORTHCLIFFE ROAD EDITHVALE VIC 3196	\$1,278,000	22-Dec-25
34 FRASER AVENUE EDITHVALE VIC 3196	\$1,215,000	11-Dec-25
1/4 KEITH AVENUE EDITHVALE VIC 3196	\$1,285,000	29-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 04 March 2026



**1/17 NORTHCLIFFE ROAD
EDITHVALE VIC 3196**

 4  3  2

Sold Price ^{RS} **\$1,278,000** ^{UN} Sold Date **22-Dec-25**

Distance **0.92km**



**34 FRASER AVENUE EDITHVALE
VIC 3196**

 3  1  1

Sold Price ^{RS} **\$1,215,000** Sold Date **11-Dec-25**

Distance **0.69km**



1/4 KEITH AVENUE EDITHVALE VIC 3196

 3  2  1

Sold Price **\$1,285,000** Sold Date **29-Nov-25**

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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