

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

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Jan 2025

to

31 Dec 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 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

2/2 RANDALL AVENUE EDITHVALE VIC 3196	\$1,371,000	23-Aug-25
3/4 KEITH AVENUE EDITHVALE VIC 3196	\$1,200,000	11-Aug-25
1/17 NORTHCLIFFE ROAD EDITHVALE VIC 3196	\$1,278,000	22-Dec-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: 15 January 2026



2/2 RANDALL AVENUE EDITHVALE VIC 3196 Sold Price **\$1,371,000** Sold Date **23-Aug-25**

 3  2  1

Distance **0.56km**



3/4 KEITH AVENUE EDITHVALE VIC 3196 Sold Price **\$1,200,000** Sold Date **11-Aug-25**

 3  2  2

Distance **0.62km**



1/17 NORTHCLIFFE ROAD EDITHVALE VIC 3196 Sold Price ^{RS} **\$1,278,000** ^{UN} Sold Date **22-Dec-25**

 4  3  2

Distance **0.92km**

RS = Recent sale **UN** = Undisclosed Sale

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