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	1/11 Fraser Avenue, Edithvale VIC 3196

Indicative selling price

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

Range between $790,000 & $860,000

Median sale price

Median price $858,500 Property Type Unit Suburb Edithvale

Period - From 30/12/2025 to 29/06/2026 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 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
2/127 Kinross Avenue Edithvale VIC 3196	$825,000	27/04/2026
21A Joffre Avenue Edithvale VIC 3196	$922,000	24/03/2026
3/64 Northcliffe Road Edithvale VIC 3196	$920,000	24/02/2026

This Statement of Information was prepared on: 30/06/2026