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	128 Ella Grove, Edithvale VIC 3196

Indicative selling price

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

Range between $1,080,000 & $1,130,000

Median sale price

Median price $1,338,000 Property Type House Suburb Edithvale

Period - From 01/05/2026 to 12/08/2026 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
8 Nimrod Rise Chelsea Heights VIC 3196	$1,111,888	19/07/2026
87 Kinross Avenue Edithvale VIC 3196	$1,164,999	27/07/2026
122 Ella Grove, Chelsea VIC 3196	$1,100,000	07/08/2026

This Statement of Information was prepared on: 13/08/2026