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 Randall Avenue, Edithvale Vic 3196

Indicative selling price

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

Single price $1,375,000

Median sale price

Median price $1,296,875 Property Type House Suburb Edithvale

Period - From 29/05/2024 to 28/05/2025 Source Property Data

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 agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	2 Sturdee St CHELSEA 3196	$1,380,000	05/04/2025
2	47 Bayside Av EDITHVALE 3196	$1,310,000	04/12/2024
3			

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 six months.

This Statement of Information was prepared on: 29/05/2025 09:07

1 Randall Avenue, Edithvale Vic 3196

Ryan Castles
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4 2 2

Property Type: House
Land Size: 840 sqm approx

Agent Comments

Indicative Selling Price
$1,375,000
Median House Price
29/05/2024 - 28/05/2025: $1,296,875

Comparable Properties



2 Sturdee St CHELSEA 3196 (REI/VG)

4 2 4

Price: $1,380,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 714 sqm approx

Agent Comments

47 Bayside Av EDITHVALE 3196 (REI/VG)

3 1 4

Price: $1,310,000
Method: Sold Before Auction
Date: 04/12/2024
Property Type: House (Res)
Land Size: 734 sqm approx

Agent Comments

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 six months.

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