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	80 Lochiel Avenue, Edithvale VIC 3196

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,263,750 Property Type House Suburb Edithvale

Period - From 25/02/2025 to 24/08/2025 Source core_logic

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
48 Keith Avenue Edithvale VIC 3196	$1,475,000	17/03/2025
73 Kinross Avenue Edithvale VIC 3196	$1,500,000	07/06/2025
10 Yalambee Avenue Aspendale VIC 3195	$1,465,000	13/06/2025

This Statement of Information was prepared on: 25/08/2025