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	7 Natal Avenue, Edithvale Vic 3196

Indicative selling price

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

Range between $1,750,000 & $1,850,000

Median sale price

Median price $1,555,500 Property Type House Suburb Edithvale

Period - From 01/04/2025 to 30/06/2025 Source REIV

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	3/184 Nepean Hwy ASPENDALE 3195	$1,633,000	21/06/2025
2	2b Natal Av EDITHVALE 3196	$1,904,000	12/04/2025
3	20 Lochiel Av EDITHVALE 3196	$1,835,000	04/04/2025

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: 13/09/2025 17:13

7 Natal Avenue, Edithvale Vic 3196



4 3 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,750,000 - $1,850,000
Median House Price
June quarter 2025: $1,555,500

Comparable Properties



3/184 Nepean Hwy ASPENDALE 3195 (REI)

3 2 2

Price: $1,633,000
Method: Private Sale
Date: 21/06/2025
Property Type: House
Land Size: 346 sqm approx

Agent Comments



2b Natal Av EDITHVALE 3196 (REI/VG)

4 3 2

Price: $1,904,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)

Agent Comments



20 Lochiel Av EDITHVALE 3196 (REI/VG)

4 3 6

Price: $1,835,000
Method: Private Sale
Date: 04/04/2025
Property Type: House
Land Size: 694 sqm approx

Agent Comments

Account - Jellis Craig Mentone & Chelsea

REIV THE DIFFERENCE

propertydata.com.au

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