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	1/29 Vincent Street, Edithvale Vic 3196

Indicative selling price

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

Range between $940,000 & $1,010,000

Median sale price

Median price $905,000 Property Type Unit 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	2/47 Edithvale Rd EDITHVALE 3196	$960,000	04/08/2025
2	2/25 Hughes Av EDITHVALE 3196	$988,000	09/06/2025
3	1/106 Elsie Gr CHELSEA 3196	$1,010,000	01/03/2025

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: 14/08/2025 13:25

1/29 Vincent Street, Edithvale Vic 3196



3 2 2

Property Type: Townhouse (Res)
Land Size: 358 sqm approx

Agent Comments

Indicative Selling Price
$940,000 - $1,010,000
Median Unit Price
June quarter 2025: $905,000

Comparable Properties



2/47 Edithvale Rd EDITHVALE 3196 (REI)

3 2 2

Price: $960,000
Method: Private Sale
Date: 04/08/2025
Property Type: Unit

Agent Comments



2/25 Hughes Av EDITHVALE 3196 (VG)

3 - -

Price: $988,000
Method: Sale
Date: 09/06/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



1/106 Elsie Gr CHELSEA 3196 (REI/VG)

3 1 2

Price: $1,010,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 356 sqm approx

Agent Comments

Account - Jellis Craig

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