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	1/33 Munro Avenue, Edithvale Vic 3196

Indicative selling price

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

Range between $850,000 & $935,000

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	1/81 Sherwood Av CHELSEA 3196	$860,000	12/07/2025
2	2/19 French Av EDITHVALE 3196	$850,000	21/06/2025
3	1/11 Lincoln Pde ASPENDALE 3195	$927,000	06/05/2025

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: 10/09/2025 16:25

1/33 Munro Avenue, Edithvale Vic 3196



3 1 1

Rooms: 6
Property Type: House (Res)
Land Size: 296 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $935,000
Median Unit Price
June quarter 2025: $905,000

Comparable Properties



1/81 Sherwood Av CHELSEA 3196 (REI)

4 2 1

Price: $860,000
Method: Auction Sale
Date: 12/07/2025
Property Type: House (Res)
Land Size: 387 sqm approx

Agent Comments



2/19 French Av EDITHVALE 3196 (REI/VG)

2 1 2

Price: $850,000
Method: Private Sale
Date: 21/06/2025
Property Type: Unit
Land Size: 268 sqm approx

Agent Comments



1/11 Lincoln Pde ASPENDALE 3195 (REI/VG)

3 1 2

Price: $927,000
Method: Private Sale
Date: 06/05/2025
Property Type: Unit
Land Size: 340 sqm approx

Agent Comments

Account - Jellis Craig Mentone & Chelsea

REIV THE DIFFERENCE

propertydata .com.au

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