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	34 Fraser Avenue, Edithvale Vic 3196

Indicative selling price

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

Range between $1,180,000 & $1,240,000

Median sale price

Median price $1,395,000 Property Type House Suburb Edithvale

Period - From 06/12/2024 to 05/12/2025 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	1/29 Vincent St EDITHVALE 3196	$1,192,500	20/09/2025
2	45a Fraser Av EDITHVALE 3196	$1,240,000	23/08/2025
3	13 Fraser Av EDITHVALE 3196	$1,155,000	25/06/2025

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: 06/12/2025 17:50

34 Fraser Avenue, Edithvale Vic 3196

Kimberley Ferguson
03 9585 5667
0413 667 228
kimberleyferguson@jelliscraig.com.au



3 1 1

Property Type: House
Land Size: 428 sqm approx

Agent Comments

Indicative Selling Price
$1,180,000 - $1,240,000
Median House Price
06/12/2024 - 05/12/2025: $1,395,000

Comparable Properties



1/29 Vincent St EDITHVALE 3196 (REI/VG)

3 2 2

Price: $1,192,500
Method: Auction Sale
Date: 20/09/2025
Property Type: Unit

Agent Comments

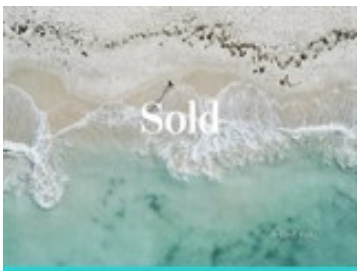


45a Fraser Av EDITHVALE 3196 (REI/VG)

3 2 2

Price: $1,240,000
Method: Auction Sale
Date: 23/08/2025
Property Type: Townhouse (Res)
Land Size: 388 sqm approx

Agent Comments



13 Fraser Av EDITHVALE 3196 (REI/VG)

3 2 2

Price: $1,155,000
Method: Sold Before Auction
Date: 25/06/2025
Property Type: Townhouse (Single)
Land Size: 216 sqm approx

Agent Comments

Account - Jellis Craig Mentone & Chelsea

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