

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

1/87 LOCHIEL AVENUE EDITHVALE VIC 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$870,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,263,750

Property type

House

Suburb

Edithvale

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

22C FIELD AVENUE EDITHVALE VIC 3196	\$900,000	15-Mar-25
72 FIELD AVENUE EDITHVALE VIC 3196	\$931,000	01-Feb-25
1/11 LINCOLN PARADE ASPENDALE VIC 3195	\$927,000	06-May-25

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 6 months.~~

This Statement of Information was prepared on: 17 June 2025



**22C FIELD AVENUE EDITHVALE
VIC 3196**

Sold Price

\$900,000

Sold Date

15-Mar-25



3



1



2

Distance

0.64km



**72 FIELD AVENUE EDITHVALE VIC
3196**

Sold Price

\$931,000

Sold Date

01-Feb-25



3



1



2

Distance

0.5km



**1/11 LINCOLN PARADE ASPENDALE
VIC 3195**

Sold Price

^{RS} **\$927,000**

Sold Date

06-May-25



3



1



1

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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