

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

19/61 Hughes Avenue, Edithvale Vic 3196

Indicative selling price

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

Range between

\$660,000

&

\$710,000

Median sale price

Median price

\$921,000

Property Type

Unit

Suburb

Edithvale

Period - From

01/04/2025

to

31/03/2026

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	3/58 Embankment Gr CHELSEA 3196	\$677,000	07/04/2026
2	2/11 Sherwood Av CHELSEA 3196	\$685,000	06/03/2026
3	37/61 Hughes Av EDITHVALE 3196	\$700,000	16/12/2025

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:

10/06/2026 12:08

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2 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price
\$660,000 - \$710,000
Median Unit Price
Year ending March 2026: \$921,000

Comparable Properties



3/58 Embankment Gr CHELSEA 3196 (REI/VG)

Agent Comments

2 1 1

Price: \$677,000
Method: Private Sale
Date: 07/04/2026
Property Type: Unit



2/11 Sherwood Av CHELSEA 3196 (REI/VG)

Agent Comments

2 1 1

Price: \$685,000
Method: Private Sale
Date: 06/03/2026
Property Type: Unit



37/61 Hughes Av EDITHVALE 3196 (REI/VG)

Agent Comments

2 1 1

Price: \$700,000
Method: Private Sale
Date: 16/12/2025
Property Type: Unit

Account - Eleven North | P: 1300 353 836