

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

25 Joffre Avenue, Edithvale Vic 3196

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,291,000

Property Type House

Suburb Edithvale

Period - From 21/06/2024

to

20/06/2025

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	8 Lysander Ct CHELSEA HEIGHTS 3196	\$1,100,000	16/05/2025
2	13 The Strand CHELSEA 3196	\$1,120,000	23/04/2025
3	10 Swan Wik CHELSEA 3196	\$1,150,000	12/04/2025

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:

21/06/2025 10:57



3 1 1

Rooms: 5
Property Type: House
Land Size: 712 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
21/06/2024 - 20/06/2025: \$1,291,000

Comparable Properties



8 Lysander Ct CHELSEA HEIGHTS 3196 (REI)

Agent Comments

4 2 3

Price: \$1,100,000
Method: Private Sale
Date: 16/05/2025
Property Type: House
Land Size: 545 sqm approx



13 The Strand CHELSEA 3196 (REI)

Agent Comments

2 1 1

Price: \$1,120,000
Method: Private Sale
Date: 23/04/2025
Property Type: House (Res)

10 Swan Wlk CHELSEA 3196 (VG)

Agent Comments

4 - -

Price: \$1,150,000
Method: Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 337 sqm approx

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