

# 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

7/16 Turakina Avenue, Edithvale VIC 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,050,000

### Median sale price

Median price

\$842,500

Property Type

Unit

Suburb

Edithvale

Period - From

28/01/2025

to

27/07/2025

Source

core\_logic

### Comparable property sales (\*Delete A or B below as applicable)

- 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.

Address of comparable property	Price	Date of sale

This Statement of Information was prepared on:

28/07/2025