

# 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

85A Keith 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 \$1,395,000

### Median sale price

Median price \$1,385,000

Property Type House

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	19 Pacific Dr ASPENDALE GARDENS 3195	\$1,345,000	09/05/2026
2	40 French Av EDITHVALE 3196	\$1,330,000	15/03/2026
3	85b Keith Av EDITHVALE 3196	\$1,385,000	28/02/2026

**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:

27/05/2026 10:07

Jerry Yeghichian  
 1300117907  
 0403 042 227  
 jerry@elevennorth.com.au



 3    2    2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$1,395,000

**Median House Price**

Year ending March 2026: \$1,385,000

## Comparable Properties



**19 Pacific Dr ASPENDALE GARDENS 3195 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,345,000

**Method:** Auction Sale

**Date:** 09/05/2026

**Property Type:** House (Res)

**Land Size:** 572 sqm approx



**40 French Av EDITHVALE 3196 (REI/VG)**

Agent Comments

 3    2    3

**Price:** \$1,330,000

**Method:** Private Sale

**Date:** 15/03/2026

**Property Type:** House (Res)

**Land Size:** 224 sqm approx



**85b Keith Av EDITHVALE 3196 (REI/VG)**

Agent Comments

 3    2    1

**Price:** \$1,385,000

**Method:** Auction Sale

**Date:** 28/02/2026

**Property Type:** House (Res)

**Land Size:** 348 sqm approx

Account - Eleven North | P: 1300 353 836