

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

62 Field Av, Edithvale Vic 3196

Indicative selling price

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

Range between \$1,100,000

&

\$1,210,000

Median sale price

Median price \$1,293,938

Property Type House

Suburb Edithvale

Period - From 01/07/2024

to

30/06/2025

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	2/6 Rae Av EDITHVALE 3196	\$1,126,000	10/05/2025
2	1/2 Bapaume Av EDITHVALE 3196	\$1,130,000	04/03/2025
3	23 Edithvale Rd EDITHVALE 3196	\$1,225,000	04/02/2025

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:

01/07/2025 12:44



 4  

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,210,000
Median House Price
01/07/2024 - 30/06/2025: \$1,293,938

Comparable Properties



2/6 Rae Av EDITHVALE 3196 (REI)

Agent Comments

 3  2  3

Price: \$1,126,000
Method: Auction Sale
Date: 10/05/2025
Property Type: Townhouse (Res)



1/2 Bapaume Av EDITHVALE 3196 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,130,000
Method: Sold Before Auction
Date: 04/03/2025
Property Type: Townhouse (Res)
Land Size: 441 sqm approx



23 Edithvale Rd EDITHVALE 3196 (REI/VG)

Agent Comments

 3  2  4

Price: \$1,225,000
Method: Private Sale
Date: 04/02/2025
Property Type: House
Land Size: 697 sqm approx

Account - Jellis Craig



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