

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

71 Rae 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 \$1,385,000 Property Type House Suburb Edithvale

Period - From 01/01/2026 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	1/34 Langrigg Av EDITHVALE 3196	\$1,140,000	05/06/2026
2	30 Mary Av EDITHVALE 3196	\$1,136,000	24/03/2026
3	51 Edithvale Rd EDITHVALE 3196	\$1,250,000	14/02/2026

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:

16/06/2026 14:53



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

March quarter 2026: \$1,385,000

Comparable Properties



1/34 Langrigg Av EDITHVALE 3196 (REI)

Agent Comments



Price: \$1,140,000

Method: Private Sale

Date: 05/06/2026

Property Type: House

Land Size: 358 sqm approx



30 Mary Av EDITHVALE 3196 (REI/VG)

Agent Comments



Price: \$1,136,000

Method: Private Sale

Date: 24/03/2026

Property Type: House

Land Size: 618 sqm approx



51 Edithvale Rd EDITHVALE 3196 (REI/VG)

Agent Comments



Price: \$1,250,000

Method: Auction Sale

Date: 14/02/2026

Property Type: House (Res)

Land Size: 700 sqm approx

Account - Barry Plant | P: 03 9586 0500