

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

2/71 BERRY AVENUE EDITHVALE VIC 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$880,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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 6 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

3/38 EMBANKMENT GROVE CHELSEA VIC 3196	\$885,000	14-Mar-26
21A JOFFRE AVENUE EDITHVALE VIC 3196	\$922,000	24-Mar-26
1/16 TARELLA ROAD CHELSEA VIC 3196	\$955,000	16-Apr-26

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 6 months.~~

This Statement of Information was prepared on: 24 July 2026


**3/38 EMBANKMENT GROVE
CHELSEA VIC 3196**
 3  1  1

 Sold Price **\$885,000** Sold Date **14-Mar-26**

 Distance **0.72km**

**21A JOFFRE AVENUE EDITHVALE
VIC 3196**
 3  1  2

 Sold Price **\$922,000** Sold Date **24-Mar-26**

 Distance **0.45km**

**1/16 TARELLA ROAD CHELSEA VIC
3196**
 2  1  2

 Sold Price **\$955,000** Sold Date **16-Apr-26**

 Distance **0.55km**
RS = Recent sale

UN = Undisclosed Sale

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