

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	107/1 Turakina Avenue Edithvale, 3196
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Indicative selling price

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

Range between	\$825,000 & \$875,000
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Median sale price

Median price	\$700,000	Property Type	UNIT	Suburb	EDITHVALE
Period - From	15-May-2025	to	12-May-2026	Source	REA

Comparable property sales

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	1/6 Clydebank Road, Edithvale, Vic 3196	\$910,000	15-Dec-2025
2	13/131 Kinross Avenue, Edithvale, Vic 3196	\$930,000	29-Jan-2026
3	1/111 Kinross Avenue, Edithvale, Vic 3196	\$950,000	10-Apr-2026

This statement of information was prepared on 30-Jun-2026 at 3:13:01 PM AEST