

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

5 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

\$1,500,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,308,000

Property type

House

Suburb

Edithvale

Period-from

01 May 2025

to

30 Apr 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

28B FRENCH AVENUE EDITHVALE VIC 3196	\$1,530,000	23-Mar-26
28 YACKATOON AVENUE ASPENDALE VIC 3195	\$1,550,000	26-Mar-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: 14 May 2026

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28B FRENCH AVENUE EDITHVALE VIC 3196

Sold Price

^{RS}

\$1,530,000

Sold Date

23-Mar-26



4



3



1

Distance

0.33km



28 YACKATOON AVENUE ASPENDALE VIC 3195

Sold Price

^{RS}

\$1,550,000

Sold Date

26-Mar-26



3



2



2

Distance

1.86km

RS = Recent sale

UN = Undisclosed Sale

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