

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

97 LAKE STREET EDENHOPE VIC 3318

Indicative selling price

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

Single Price

\$585,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$330,000

Property type

House

Suburb

Edenhope

Period-from

01 Oct 2025

to

30 Sep 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

36 WANNON AVENUE EDENHOPE VIC 3318	\$450,000	26-Mar-26
15 LAKE STREET EDENHOPE VIC 3318	\$499,000	22-Apr-26
45-47 MOLLISON STREET EDENHOPE VIC 3318	\$585,000	04-May-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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36 WANNON AVENUE EDENHOPE VIC 3318

Sold Price

\$450,000

Sold Date

26-Mar-26

3

1

2

Distance

1.26km



15 LAKE STREET EDENHOPE VIC 3318

Sold Price

\$499,000

Sold Date

22-Apr-26

4

2

1

Distance

0.97km



45-47 MOLLISON STREET EDENHOPE VIC 3318

Sold Price

\$585,000

Sold Date

04-May-26

4

1

1

Distance

0.71km



19 EDINBURGH ROAD EDENHOPE VIC 3318

Sold Price

\$510,000

Sold Date

05-Jun-26

5

2

2

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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