

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

107 KINROSS 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,265,000

Property type

House

Suburb

Edithvale

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

9 FIFTH AVENUE ASPENDALE VIC 3195	\$1,080,000	25-Oct-24
85 KEITH AVENUE EDITHVALE VIC 3196	\$1,100,000	07-Dec-24
30 TUDOR COURT EDITHVALE VIC 3196	\$1,110,000	16-Nov-24

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: 18 March 2025



9 FIFTH AVENUE ASPENDALE VIC 3195

Sold Price

\$1,080,000

Sold Date

25-Oct-24

 3

 1

 -

Distance

0.87km



85 KEITH AVENUE EDITHVALE VIC 3196

Sold Price

\$1,100,000

Sold Date

07-Dec-24

 -

 -

 -

Distance

0.11km



30 TUDOR COURT EDITHVALE VIC 3196

Sold Price

\$1,110,000

Sold Date

16-Nov-24

 3

 1

 2

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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