

## 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

42/95-99 EDITHVALE ROAD EDITHVALE VIC 3196

### Indicative selling price

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

Single Price

or range  
between

\$385,000

&

\$415,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$840,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Nov 2023

to

31 Oct 2024

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

3/1A THAMES PROMENADE CHELSEA VIC 3196	\$460,000	13-Oct-24
4/177 NEPEAN HIGHWAY ASPENDALE VIC 3195	\$590,000	19-Oct-24
44/95-99 EDITHVALE ROAD EDITHVALE VIC 3196	\$380,000	05-Jun-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: 11 November 2024



## 3/1A THAMES PROMENADE CHELSEA VIC 3196

2 1 1

Sold Price <sup>RS</sup> **\$460,000** <sup>UN</sup> Sold Date **13-Oct-24**

Distance **1.73km**



## 4/177 NEPEAN HIGHWAY ASPENDALE VIC 3195

2 1 1

Sold Price <sup>RS</sup> **\$590,000** Sold Date **19-Oct-24**

Distance **1.48km**



## 44/95-99 EDITHVALE ROAD EDITHVALE VIC 3196

2 1 1

Sold Price **\$380,000** Sold Date **05-Jun-24**

Distance **0km**



## 31/95-99 EDITHVALE ROAD EDITHVALE VIC 3196

2 1 1

Sold Price **\$420,000** Sold Date **19-Apr-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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