

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

1/6 CLYDEBANK ROAD 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

\$910,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$823,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Dec 2024

to

30 Nov 2025

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

1A CLYDEBANK ROAD EDITHVALE VIC 3196	\$842,500	26-Nov-25
1/28 CLYDEBANK ROAD EDITHVALE VIC 3196	\$945,000	17-Jul-25
2/30 CLYDEBANK ROAD EDITHVALE VIC 3196	\$867,000	04-Oct-25

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: 13 December 2025



**1A CLYDEBANK ROAD EDITHVALE
VIC 3196**

Sold Price

^{RS} **\$842,500** Sold Date **26-Nov-25**

2 1 1

Distance **0.05km**



**1/28 CLYDEBANK ROAD
EDITHVALE VIC 3196**

Sold Price

\$945,000 Sold Date **17-Jul-25**

3 2 2

Distance **0.24km**



**2/30 CLYDEBANK ROAD
EDITHVALE VIC 3196**

Sold Price

\$867,000 Sold Date **04-Oct-25**

2 1 2

Distance **0.26km**

RS = Recent sale **UN** = Undisclosed Sale

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