

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

2/19 NORTHCLIFFE 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

or range
between

\$740,000

&

\$815,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$835,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Sep 2024

to

31 Aug 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

1/9 FRASER AVENUE EDITHVALE VIC 3196	\$855,000	27-May-24
2/20 BERRY AVENUE EDITHVALE VIC 3196	\$835,000	04-Jul-24
2/20 CLYDEBANK ROAD EDITHVALE VIC 3196	\$780,000	13-Mar-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: 07 September 2025


**1/9 FRASER AVENUE EDITHVALE
VIC 3196**

Sold Price

\$855,000

 Sold Date **27-May-24**
 2
  2
  1

 Distance **0.31km**

**2/20 BERRY AVENUE EDITHVALE
VIC 3196**

Sold Price

\$835,000

 Sold Date **04-Jul-24**
 2
  1
  1

 Distance **0.22km**

**2/20 CLYDEBANK ROAD
EDITHVALE VIC 3196**

Sold Price

\$780,000

 Sold Date **13-Mar-24**
 2
  2
  1

 Distance **0.78km**
RS = Recent sale

UN = Undisclosed Sale

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