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	2/95-99 EDITHVALE 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	$419,000	&	$439,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$850,000	Property type	Unit	Suburb	Edithvale
Period-from	01 Jul 2025	to	30 Jun 2026	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
9/95-99 EDITHVALE ROAD EDITHVALE VIC 3196	$440,000	01-Sep-25
26/95-99 EDITHVALE ROAD EDITHVALE VIC 3196	$420,000	21-Jul-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: 10 July 2026

Navii Sarai
M 0435757768
E navii@familyrealtors.com.au

9/95-99 EDITHVALE ROAD EDITHVALE VIC 3196

2 1 1

Sold Price **$440,000** Sold Date **01-Sep-25**

Distance **0km**

26/95-99 EDITHVALE ROAD EDITHVALE VIC 3196

2 1 1

Sold Price **$420,000** Sold Date **21-Jul-25**

Distance **0km**

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

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