

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

\$389,000

&

\$419,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$841,250

Property type

Unit

Suburb

Edithvale

Period-from

01 Apr 2025

to

31 Mar 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

204/8 CLYDEBANK ROAD EDITHVALE VIC 3196	\$471,000	28-Oct-25
109/310 STATION STREET CHELSEA VIC 3196	\$420,000	11-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: 28 April 2026


**204/8 CLYDEBANK ROAD
EDITHVALE VIC 3196**
 1
  1
  1

Sold Price

\$471,000

Sold Date

28-Oct-25

Distance

0.91km

**109/310 STATION STREET
CHELSEA VIC 3196**
 1
  1
  -

Sold Price

\$420,000

Sold Date

11-Jul-25

Distance

1.71km

RS = Recent sale

UN = Undisclosed Sale

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