

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

203/8 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

or range
between

\$525,000

&

\$575,000

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

G08/8 CLYDEBANK ROAD EDITHVALE VIC 3196	\$595,000	18-Nov-25
207/195 STATION STREET EDITHVALE VIC 3196	\$550,000	14-Jan-26
4/143 NEPEAN HIGHWAY ASPENDALE VIC 3195	\$560,000	04-Nov-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: 24 April 2026



TURNKEY

Jordan Wilson

M 0488420104

E info@tkre.com.au

**G08/8 CLYDEBANK ROAD
EDITHVALE VIC 3196**

2
 2
 2

Sold Price **\$595,000** Sold Date **18-Nov-25**Distance **0km****207/195 STATION STREET
EDITHVALE VIC 3196**

2
 1
 1

Sold Price **\$550,000** Sold Date **14-Jan-26**Distance **0.06km****4/143 NEPEAN HIGHWAY
ASCENDALE VIC 3195**

2
 1
 1

Sold Price **\$560,000** Sold Date **04-Nov-25**Distance **1.01km****7/120-122 NEPEAN HIGHWAY
ASCENDALE VIC 3195**

2
 1
 1

Sold Price ^{RS} **\$580,000** Sold Date **03-Mar-26**Distance **1.24km****17/334-339 STATION STREET
CHELSEA VIC 3196**

2
 1
 1

Sold Price **\$575,000** Sold Date **14-Feb-26**Distance **2.16km****RS** = Recent sale**UN** = Undisclosed Sale

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