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	35/95-99 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	$380,000	&	$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$850,000	Property type	Unit	Suburb	Edithvale
Period-from	01 May 2025	to	30 Apr 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
8/195 STATION STREET EDITHVALE VIC 3196	$350,000	24-Nov-25
5/1A THAMES PROMENADE CHELSEA VIC 3196	$395,000	11-Mar-26

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: 15 May 2026

OBrien Real Estate

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9/95-99 EDITHVALE ROAD EDITHVALE VIC 3196

2 1 1

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

Distance **0km**



8/195 STATION STREET EDITHVALE VIC 3196

1 1 1

Sold Price **$350,000** Sold Date **24-Nov-25**

Distance **0.96km**



5/1A THAMES PROMENADE CHELSEA VIC 3196

2 1 1

Sold Price **$395,000** Sold Date **11-Mar-26**

Distance **1.72km**

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

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