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	3/235 STATION STREET 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	&	$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$821,000	Property type	Unit	Suburb	Edithvale
Period-from	01 Oct 2024	to	30 Sep 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
2/253 STATION STREET EDITHVALE VIC 3196	$723,000	11-May-25
12/111 KINROSS AVENUE EDITHVALE VIC 3196	$820,000	31-Aug-25
47A RANDALL AVENUE CHELSEA VIC 3196	$832,500	10-May-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: 27 October 2025

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2/253 STATION STREET EDITHVALE VIC 3196

2 2 1

Sold Price **$723,000** Sold Date **11-May-25**

Distance **0.33km**



12/111 KINROSS AVENUE EDITHVALE VIC 3196

2 2 1

Sold Price **$820,000** Sold Date **31-Aug-25**

Distance **0.94km**



47A RANDALL AVENUE CHELSEA VIC 3196

3 1 2

Sold Price **$832,500** Sold Date **10-May-25**

Distance **1.11km**

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

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