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	2/127 Kinross Avenue, Edithvale VIC 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $745,000 & $815,000

Median sale price

Median price $841,250 Property Type Unit Suburb Edithvale

Period - From 07/10/2025 to 06/04/2026 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
45 Tudor Court Edithvale VIC 3196	$744,000	06/02/2026
37 Orana Crescent Chelsea VIC 3196	$800,000	25/03/2026
22 Perovic Place Chelsea Heights VIC 3196	$810,000	27/01/2026

This Statement of Information was prepared on: 07/04/2026