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	7/216 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	$560,000	&	$600,000

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
7/120-122 NEPEAN HIGHWAY ASPENDALE VIC 3195	$580,000	03-Mar-26
17/334-339 STATION STREET CHELSEA VIC 3196	$575,000	14-Feb-26
2/487 NEPEAN HIGHWAY CHELSEA VIC 3196	$580,000	22-Jan-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: 29 April 2026

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7/120-122 NEPEAN HIGHWAY ASPENDALE VIC 3195

2 1 1

Sold Price RS **$580,000** Sold Date **03-Mar-26**

Distance **1.56km**



17/334-339 STATION STREET CHELSEA VIC 3196

2 1 1

Sold Price **$575,000** Sold Date **14-Feb-26**

Distance **1.83km**



2/487 NEPEAN HIGHWAY CHELSEA VIC 3196

2 1 1

Sold Price **$580,000** Sold Date **22-Jan-26**

Distance **2.41km**

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

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