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	4/290-292 NEPEAN HIGHWAY 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	$770,000	&	$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$850,000	Property type	Unit	Suburb	Edithvale
Period-from	01 Jul 2025	to	30 Jun 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
2/2 BRIDGES AVENUE EDITHVALE VIC 3196	$871,000	18-Apr-26
2/127 KINROSS AVENUE EDITHVALE VIC 3196	$825,000	27-Apr-26
2/318 NEPEAN HIGHWAY EDITHVALE VIC 3196	$760,000	29-Jun-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: 07 July 2026

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2/2 BRIDGES AVENUE EDITHVALE VIC 3196

2 1 2

Sold Price RS $871,000 Sold Date 18-Apr-26

Distance 0.83km



2/127 KINROSS AVENUE EDITHVALE VIC 3196

2 1 2

Sold Price $825,000 Sold Date 27-Apr-26

Distance 1.07km



2/318 NEPEAN HIGHWAY EDITHVALE VIC 3196

2 1 -

Sold Price RS $760,000 Sold Date 29-Jun-26

Distance 0.35km

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

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