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	2/282 Nepean Highway, Edithvale Vic 3196

Indicative selling price

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

Range between $690,000 & $745,000

Median sale price

Median price $871,000 Property Type Unit Suburb Edithvale

Period - From 01/04/2026 to 30/06/2026 Source REIV

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/1A Somme Pde EDITHVALE 3196	$735,000	27/07/2026
2	19/61 Hughes Av EDITHVALE 3196	$700,000	11/07/2026
3	2/213 Station St EDITHVALE 3196	$690,000	01/07/2026

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 six months.~~

This Statement of Information was prepared on: 31/08/2026 16:47

2/282 Nepean Highway, Edithvale Vic 3196

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2 1 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$690,000 - $745,000
Median Unit Price
June quarter 2026: $871,000

Comparable Properties



3/1A Somme Pde EDITHVALE 3196 (REI)

2 1 1

Price: $735,000
Method: Private Sale
Date: 27/07/2026
Property Type: Unit

Agent Comments



19/61 Hughes Av EDITHVALE 3196 (REI/VG)

2 1 1

Price: $700,000
Method: Auction Sale
Date: 11/07/2026
Property Type: Unit

Agent Comments



2/213 Station St EDITHVALE 3196 (VG)

2 - -

Price: $690,000
Method: Sale
Date: 01/07/2026
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Jellis Craig Mentone & Chelsea

REIV THE DIFFERENCE

propertydata .com.au

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