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	1/49 Northcliffe Road, Edithvale VIC 3196

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $850,000 Property Type Unit Suburb Edithvale

Period - From 21/01/2026 to 20/07/2026 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
1/42 Northcliffe Road Edithvale VIC 3196	$991,000	28/03/2026
1/48 Field Avenue, Edithvale VIC 3196	$1,072,500	17/06/2026
2/76 Northcliffe Road, Edithvale VIC 3196	$1,110,000	14/03/2026

This Statement of Information was prepared on: 21/07/2026