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	4/27 VINCENT 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	$720,000	&	$755,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$858,500	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
2/10 VINCENT STREET EDITHVALE VIC 3196	$740,000	23-Feb-26
10 BOYD AVENUE CHELSEA VIC 3196	$740,000	18-Mar-26
G01/8 CLYDEBANK ROAD EDITHVALE VIC 3196	$750,000	22-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: 06 July 2026

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2/10 VINCENT STREET EDITHVALE VIC 3196

2 2 1

Sold Price **$740,000** Sold Date **23-Feb-26**

Distance **0.29km**



10 BOYD AVENUE CHELSEA VIC 3196

3 1 2

Sold Price Sold Date **18-Mar-26**

Distance **1.22km**



G01/8 CLYDEBANK ROAD EDITHVALE VIC 3196

2 2 2

Sold Price RS **$750,000** Sold Date **22-Jun-26**

Distance **0.83km**

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

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