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	4/253 Station Street, Edithvale, VIC 3196

Indicative selling price

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

Range between $845,000 & $925,000

Median sale price

Median price $1,310,000 Property Type House Suburb EDITHVALE

Period - From 21/05/2024 to 20/11/2024 Source core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen 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	1/1 Bath Street Chelsea Vic 3196	$855,000	2024-07-22
2	4/28 Woodbine Grove Chelsea Vic 3196	$920,000	2024-10-12
3	6/367-369 Nepean Highway Chelsea Vic 3196	$895,000	2024-08-13

This Statement of Information was prepared on: 21/11/2024

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.