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	109/195 Station Street, Edithvale, VIC 3196

Indicative selling price

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

Range between $490,000 & $530,000

Median sale price

Median price 840,000 Property Type Unit Suburb EDITHVALE

Period - From 04/06/2024 to 03/12/2024 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 44/95-99 Edithvale Road Edithvale Vic 3196	$380,000	2024-06-05
2 3/1a Thames Promenade Chelsea Vic 3196	$460,000	2024-10-13
3 15/195 Station Street Edithvale Vic 3196	$555,000	2024-07-12

This Statement of Information was prepared on: 04/12/2024