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	3/294 NEPEAN HIGHWAY 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	$780,000	&	$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$820,000	Property type	Unit	Suburb	Edithvale
Period-from	01 Mar 2024	to	28 Feb 2025	Source	Corelogic

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
7/230 STATION STREET EDITHVALE VIC 3196	$850,000	04-Dec-24
2/54 SHERWOOD AVENUE CHELSEA VIC 3196	$885,000	28-Nov-24
6/235 STATION STREET EDITHVALE VIC 3196	$815,000	03-Nov-24

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: 22 March 2025

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7/230 STATION STREET EDITHVALE VIC 3196

3 2 2

Sold Price **$850,000** Sold Date **04-Dec-24**

Distance **0.2km**



2/54 SHERWOOD AVENUE CHELSEA VIC 3196

3 2 2

Sold Price **$885,000** Sold Date **28-Nov-24**

Distance **1.82km**



6/235 STATION STREET EDITHVALE VIC 3196

3 2 1

Sold Price **$815,000** Sold Date **03-Nov-24**

Distance **0.17km**

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

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