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	39/111 Kinross Avenue, Edithvale Vic 3196

Indicative selling price

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

Range between $790,000 & $865,000

Median sale price

Median price $915,000 Property Type Unit Suburb Edithvale

Period - From 01/01/2025 to 31/03/2025 Source REIV

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/50 Fourth Av CHELSEA HEIGHTS 3196	$835,000	03/03/2025
2	7/230 Station St EDITHVALE 3196	$850,000	03/12/2024
3	44/111 Kinross Av EDITHVALE 3196	$875,000	16/11/2024

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 six months.~~

This Statement of Information was prepared on: 14/04/2025 11:38

39/111 Kinross Avenue, Edithvale Vic 3196



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$790,000 - $865,000
Median Unit Price
March quarter 2025: $915,000

Comparable Properties



1/50 Fourth Av CHELSEA HEIGHTS 3196 (REI)

3 2 2

Price: $835,000
Method: Private Sale
Date: 03/03/2025
Property Type: Townhouse (Single)

Agent Comments

7/230 Station St EDITHVALE 3196 (REI/VG)

3 2 2

Price: $850,000
Method: Sold Before Auction
Date: 03/12/2024
Property Type: Townhouse (Res)

Agent Comments

44/111 Kinross Av EDITHVALE 3196 (REI/VG)

4 4 2

Price: $875,000
Method: Auction Sale
Date: 16/11/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig

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