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	258c Station Street, Edithvale Vic 3196

Indicative selling price

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

Range between $990,000 & $1,080,000

Median sale price

Median price $1,015,000 Property Type Townhouse Suburb Edithvale

Period - From 01/05/2024 to 30/04/2025 Source Property Data

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	1/22 Argyle Av CHELSEA 3196	$1,140,000	29/03/2025
2	2/21 Vincent St EDITHVALE 3196	$1,010,000	04/03/2025
3	3/17 Northcliffe Rd EDITHVALE 3196	$1,060,000	22/02/2025

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: 01/05/2025 12:35

258c Station Street, Edithvale Vic 3196



Property Type:
Agent Comments

Indicative Selling Price
$990,000 - $1,080,000
Median Townhouse Price
01/05/2024 - 30/04/2025: $1,015,000

Comparable Properties



1/22 Argyle Av CHELSEA 3196 (REI)
4 2 2

Price: $1,140,000
Method: Auction Sale
Date: 29/03/2025
Property Type: Townhouse (Res)

Agent Comments



2/21 Vincent St EDITHVALE 3196 (REI/VG)
3 2 1

Price: $1,010,000
Method: Sold Before Auction
Date: 04/03/2025
Property Type: Townhouse (Res)

Agent Comments

3/17 Northcliffe Rd EDITHVALE 3196 (REI)
3 3 3

Price: $1,060,000
Method: Auction Sale
Date: 22/02/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig

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