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	6/209 STATION STREET 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	$600,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$835,000	Property type	Unit	Suburb	Edithvale
Period-from	01 Sep 2024	to	31 Aug 2025	Source	Cotality

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
7/19 NORTHCLIFFE ROAD EDITHVALE VIC 3196	$695,000	25-Jul-25
2/253 STATION STREET EDITHVALE VIC 3196	$723,000	11-May-25
5/1 BLANTYRE AVENUE CHELSEA VIC 3196	$733,000	15-Aug-25

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: 17 September 2025

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7/19 NORTHCLIFFE ROAD EDITHVALE VIC 3196

2 2 1

Sold Price **$695,000** Sold Date **25-Jul-25**

Distance **0.73km**

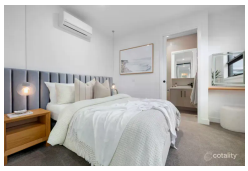


2/253 STATION STREET EDITHVALE VIC 3196

2 2 1

Sold Price **$723,000** Sold Date **11-May-25**

Distance **0.68km**



5/1 BLANTYRE AVENUE CHELSEA VIC 3196

2 2 1

Sold Price RS **$733,000** Sold Date **15-Aug-25**

Distance **1.87km**

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

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