

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

202/195 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

\$475,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$818,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Jun 2024

to

31 May 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

109/195 STATION STREET EDITHVALE VIC 3196	\$515,000	14-Feb-25
4/1 EDITHVALE ROAD EDITHVALE VIC 3196	\$510,000	25-Mar-25
15/195 STATION STREET EDITHVALE VIC 3196	\$555,000	12-Jul-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: 18 June 2025



**109/195 STATION STREET
EDITHVALE VIC 3196**

2 1 1

Sold Price **\$515,000** Sold Date **14-Feb-25**

Distance **0km**



**4/1 EDITHVALE ROAD EDITHVALE
VIC 3196**

2 1 1

Sold Price **\$510,000** Sold Date **25-Mar-25**

Distance **0.41km**



**15/195 STATION STREET
EDITHVALE VIC 3196**

2 1 1

Sold Price **\$555,000** Sold Date **12-Jul-24**

Distance **0km**

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

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