

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

14/127 KINROSS AVENUE 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$842,500

Property type

Unit

Suburb

Edithvale

Period-from

01 Aug 2024

to

31 Jul 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

7/1-5 DOBELL DRIVE CHELSEA VIC 3196	\$570,000	14-May-25
7 BOYD AVENUE CHELSEA VIC 3196	\$657,000	11-Jun-25
2/26 EMBANKMENT GROVE CHELSEA VIC 3196	\$601,000	15-Mar-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: 04 August 2025



7/1-5 DOBELL DRIVE CHELSEA VIC 3196 Sold Price **\$570,000** Sold Date **14-May-25**

 2  1  1 Distance **1.19km**



7 BOYD AVENUE CHELSEA VIC 3196 Sold Price **\$657,000** Sold Date **11-Jun-25**

 2  1  2 Distance **1.27km**



2/26 EMBANKMENT GROVE CHELSEA VIC 3196 Sold Price **\$601,000** Sold Date **15-Mar-25**

 2  1  1 Distance **1.61km**

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

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