

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

9/95-99 EDITHVALE ROAD 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

\$420,000

&

\$450,000

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

26/95-99 EDITHVALE ROAD EDITHVALE VIC 3196	\$420,000	21-Jul-25
3/446-448 STATION STREET BONBEACH VIC 3196	\$440,000	13-Feb-25
2/396-397 STATION STREET BONBEACH VIC 3196	\$447,000	08-May-25

OR

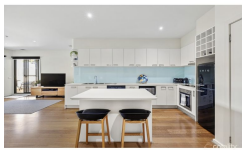
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 05 August 2025

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**26/95-99 EDITHVALE ROAD
EDITHVALE VIC 3196**

 2  1  1

Sold Price

^{RS} **\$420,000**

Sold Date

21-Jul-25

Distance

0km



**3/446-448 STATION STREET
BONBEACH VIC 3196**

 1  1  1

Sold Price

\$440,000

Sold Date

13-Feb-25

Distance

3.63km



**2/396-397 STATION STREET
BONBEACH VIC 3196**

 2  1  1

Sold Price

\$447,000

Sold Date

08-May-25

Distance

2.9km

RS = Recent sale

UN = Undisclosed Sale

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