

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

2/95-99 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

\$369,000

&

\$399,999

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Edithvale

Period-from

01 May 2025

to

30 Apr 2026

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

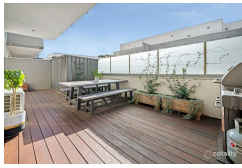
Date of sale

9/95-99 EDITHVALE ROAD EDITHVALE VIC 3196	\$440,000	01-Sep-25
26/95-99 EDITHVALE ROAD EDITHVALE VIC 3196	\$420,000	21-Jul-25
30/95-99 EDITHVALE ROAD EDITHVALE VIC 3196	\$420,000	18-Dec-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: 26 May 2026


**9/95-99 EDITHVALE ROAD
EDITHVALE VIC 3196**
 2
  1
  1

 Sold Price **\$440,000** Sold Date **01-Sep-25**

 Distance **0km**

**26/95-99 EDITHVALE ROAD
EDITHVALE VIC 3196**
 2
  1
  1

 Sold Price **\$420,000** Sold Date **21-Jul-25**

 Distance **0km**

**30/95-99 EDITHVALE ROAD
EDITHVALE VIC 3196**
 2
  1
  1

 Sold Price Sold Date **18-Dec-24**

 Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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