

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

1/111 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

\$980,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Mar 2025

to

28 Feb 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

1/87 LOCHIEL AVENUE EDITHVALE VIC 3196	\$1,085,000	26-Jul-25
1/85 LOCHIEL AVENUE EDITHVALE VIC 3196	\$930,000	17-Jan-25
2/25 HUGHES AVENUE EDITHVALE VIC 3196	\$988,000	09-Jun-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: 03 March 2026



1/87 LOCHIEL AVENUE EDITHVALE VIC 3196 Sold Price **\$1,085,000** Sold Date **26-Jul-25**

3 1 2

Distance **0.38km**



1/85 LOCHIEL AVENUE EDITHVALE VIC 3196 Sold Price **\$930,000** Sold Date **17-Jan-25**

3 2 2

Distance **0.39km**



2/25 HUGHES AVENUE EDITHVALE VIC 3196 Sold Price **\$988,000** Sold Date **09-Jun-25**

3 2 2

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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