

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

2/76 Northcliffe Road, Edithvale Vic 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,360,000 Property Type House Suburb Edithvale

Period - From 16/02/2025 to 15/02/2026 Source Property Data

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 six 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	91 Hughes Av CHELSEA 3196	\$1,000,000	20/12/2025
2	1/33 Munro Av EDITHVALE 3196	\$1,100,000	08/11/2025
3	55 Berry Av EDITHVALE 3196	\$1,105,000	11/10/2025

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 six months.~~

This Statement of Information was prepared on: 16/02/2026 16:30

2/76 Northcliffe Road, Edithvale Vic 3196

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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
16/02/2025 - 15/02/2026: \$1,360,000

Comparable Properties



91 Hughes Av CHELSEA 3196 (REI)

[Agent Comments](#)



Price: \$1,000,000
Method: Auction Sale
Date: 20/12/2025
Property Type: House (Res)
Land Size: 535 sqm approx



1/33 Munro Av EDITHVALE 3196 (REI/VG)

[Agent Comments](#)



Price: \$1,100,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Unit



55 Berry Av EDITHVALE 3196 (REI/VG)

[Agent Comments](#)



Price: \$1,105,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 402 sqm approx

Account - Jellis Craig Mentone & Chelsea



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