

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

35/95-99 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

\$399,000

or range
between

Median sale price

(*Delete house or unit as applicable)

Median Price

\$821,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Oct 2024

to

30 Sep 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

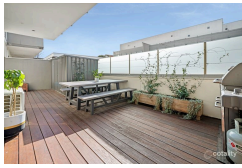
Date of sale

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
11/1A THAMES PROMENADE CHELSEA VIC 3196	\$405,000	24-Jul-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: 24 November 2025



**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**



**11/1A THAMES PROMENADE
 CHELSEA VIC 3196**

 2  1  1

Sold Price **\$405,000** Sold Date **24-Jul-25**

Distance **1.72km**

RS = Recent sale UN = Undisclosed Sale

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