

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

105/8 CLYDEBANK 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

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Jul 2025

to

30 Jun 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

5/14 CLYDEBANK ROAD EDITHVALE VIC 3196	\$668,000	04-Jun-26
4/237 STATION STREET EDITHVALE VIC 3196	\$677,000	14-Mar-26
1/216 STATION STREET EDITHVALE VIC 3196	\$665,000	14-Apr-26

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: 13 July 2026

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**5/14 CLYDEBANK ROAD
EDITHVALE VIC 3196**

 2  2  1

Sold Price

^{RS}

\$668,000

Sold Date

04-Jun-26

Distance

0.04km



**4/237 STATION STREET
EDITHVALE VIC 3196**

 2  2  1

Sold Price

\$677,000

Sold Date

14-Mar-26

Distance

0.61km



**1/216 STATION STREET EDITHVALE
VIC 3196**

 2  2  1

Sold Price

\$665,000

Sold Date

14-Apr-26

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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