

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

19/111 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

\$890,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$858,500

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

1/111 KINROSS AVENUE EDITHVALE VIC 3196	\$950,000	10-Apr-26
1/10 VINCENT STREET EDITHVALE VIC 3196	\$928,000	01-May-26
3/13 NORTHCLIFFE ROAD EDITHVALE VIC 3196	\$925,000	28-Feb-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: 06 July 2026



1/11 KINROSS AVENUE EDITHVALE VIC 3196 Sold Price

\$950,000 Sold Date **10-Apr-26**

 4  3  1

Distance **0.06km**



1/10 VINCENT STREET EDITHVALE VIC 3196 Sold Price

\$928,000 Sold Date **01-May-26**

 3  2  1

Distance **0.86km**



3/13 NORTHCLIFFE ROAD EDITHVALE VIC 3196

Sold Price

\$925,000 Sold Date **28-Feb-26**

 3  1  1

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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