

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

2/282 NEPEAN HIGHWAY 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

\$740,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$858,500

Property type

Unit

Suburb

Edithvale

Period-from

01 Jun 2025

to

31 May 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

2/10 VINCENT STREET EDITHVALE VIC 3196	\$740,000	23-Feb-26
45 TUDOR COURT EDITHVALE VIC 3196	\$744,000	06-Feb-26
30/18 ROBERTSON PARADE ASPENDALE VIC 3195	\$780,000	28-Mar-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: 22 June 2026



**2/10 VINCENT STREET EDITHVALE
VIC 3196**

Sold Price

\$740,000

Sold Date

23-Feb-26



2



2



1

Distance

0.16km



**45 TUDOR COURT EDITHVALE VIC
3196**

Sold Price

\$744,000

Sold Date

06-Feb-26



3



1



2

Distance

1.14km



**30/18 ROBERTSON PARADE
ASPENDALE VIC 3195**

Sold Price

\$780,000

Sold Date

28-Mar-26



2



1



1

Distance

1.68km

RS = Recent sale

UN = Undisclosed Sale

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