

Statement of Information
in the residential property located in the Melbourne
metropolitan area

Section 4 of the Estate Agents Act 1980

Property offered for sale

including address
suburb
postcode

203/8 CLYDEBANK ROAD EDITHVALE VIC 3196

Indication of selling price

For the meaning of this price see consumer. vic. o .au under section 4 of the Estate Agents Act 1980

— in the — price

or range
estimated

\$630,000

\$690,000

Median sale price

Indicate house or unit as a licence

Median price

\$841,250

property type

Unit

suburb

Edithvale

period from

01 Apr 2025

to

31 Mar 2026

source

Cotality

Comparable property sales indicate or else as a licence

These are the three properties sold within two kilometres of the property for sale in the last month by 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
G07/8 CLYDEBANK ROAD EDITHVALE VIC 3196	\$750,000	11-Oct-25
1/5 MAURY ROAD CHELSEA VIC 3196	\$630,000	30-Aug-25
3/9 BLANTYRE AVENUE CHELSEA VIC 3196	\$640,000	14-Dec-24

The estate agent or agent's representative reasonably believes that the three comparable properties sold within two kilometres of the property for sale in the last month.

This Statement of Information was prepared on: 15 April 2026



TURNKEY

Jordan Wilson

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Sold Price ⁱ\$750,000 Sold Date 11 Oct - 25

2 1 -

Distance 0 km

1 / 5 MAURY ROAD CHELSEA VIC 3196 Sold Price ⁱ\$630,000 Sold Date 01 Aug - 25

2 1 1

Distance 2.47 km

3 / 9 BLANTYRE AVENUES CHELSEA VIC 3196 Sold Price ⁱ\$640,000 Sold Date 14 Dec - 24

2 1 1

Distance 2.09 km



2 / 24 SHERWOOD AVENUE CHELSEA VIC 3196 Sold Price Sold Date 09 Jul - 25

2 1 1

Distance 2.36 km

18 / 101 - 105 EDITHVALE ROAD EDITHVALE VIC 3196 Sold Price ⁱ\$645,000 Sold Date 01 Nov - 25

2 1 1

Distance 0.95 km

G07 / 310 STATION STREET EDITHVALE VIC 3196 Sold Price ^{RS}\$650,000 Sold Date 17 Jan - 26

2 2 1

Distance 1.86 km

RS = Recent sale UN = Undisclosed Sale

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2 2 2

Sold Price \$660,000 Sold Date Jan - 25

Distance 0.06 km

RS = Recent sale UN = Undisclosed Sale

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