

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

208/195 Station Street, Edithvale VIC 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$850,000

Property Type

Unit

Suburb

Edithvale

Period - From

19/11/2025

to

18/05/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
207/195 Station Street Edithvale VIC 3196	\$550,000	14/01/2026
6/354 Nepean Highway Chelsea VIC 3196	\$547,000	18/01/2026
13/195 Station Street Edithvale VIC 3196	\$495,000	26/02/2026

This Statement of Information was prepared on:

19/05/2026