

# 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

239b Station Street, Edithvale Vic 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$875,000

### Median sale price

Median price \$855,000 Property Type Unit Suburb Edithvale

Period - From 01/10/2023 to 31/12/2023 Source REIV

### 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 agent's representative considers to be most comparable to the property for sale.

|   | Address of comparable property   | Price     | Date of sale |
|---|----------------------------------|-----------|--------------|
| 1 | 2/9 Fraser Av EDITHVALE 3196     | \$885,000 | 07/12/2023   |
| 2 | 4/230 Station St EDITHVALE 3196  | \$870,000 | 30/11/2023   |
| 3 | 35/111 Kinross Av EDITHVALE 3196 | \$855,000 | 17/02/2024   |

**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 six months.~~

This Statement of Information was prepared on: 05/03/2024 13:30

239b Station Street, Edithvale Vic 3196



Property Type:  
Agent Comments

**Indicative Selling Price**  
\$800,000 - \$875,000  
**Median Unit Price**  
December quarter 2023: \$855,000

## Comparable Properties



2/9 Fraser Av EDITHVALE 3196 (REI/VG)

Agent Comments



**Price:** \$885,000  
**Method:** Sold Before Auction  
**Date:** 07/12/2023  
**Property Type:** Townhouse (Res)



4/230 Station St EDITHVALE 3196 (REI/VG)

Agent Comments



**Price:** \$870,000  
**Method:** Private Sale  
**Date:** 30/11/2023  
**Property Type:** House



35/111 Kinross Av EDITHVALE 3196 (REI)

Agent Comments



**Price:** \$855,000  
**Method:** Auction Sale  
**Date:** 17/02/2024  
**Property Type:** Townhouse (Res)

Account - Jellis Craig



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