

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

4/290-292 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

\$820,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Edithvale

Period-from

01 May 2025

to

30 Apr 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

2/2 BRIDGES AVENUE EDITHVALE VIC 3196	\$871,000	18-Apr-26
2/127 KINROSS AVENUE EDITHVALE VIC 3196	\$825,000	27-Apr-26
2/96 ELLA GROVE CHELSEA VIC 3196	\$890,000	11-Apr-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: 28 May 2026



2/2 BRIDGES AVENUE EDITHVALE VIC 3196

Sold Price

^{RS}
\$871,000

Sold Date

18-Apr-26
 2

 1

 2

Distance

0.84km


2/127 KINROSS AVENUE EDITHVALE VIC 3196

Sold Price

^{RS}
\$825,000

Sold Date

27-Apr-26
 2

 1

 2

Distance

1.07km


2/96 ELLA GROVE CHELSEA VIC 3196

Sold Price

^{RS}
\$890,000

Sold Date

11-Apr-26
 3

 2

 2

Distance

1.55km
RS = Recent sale

UN = Undisclosed Sale

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