

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

5/14 CLYDEBANK ROAD 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$841,250

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

3/27 VINCENT STREET EDITHVALE VIC 3196	\$660,000	29-Jan-26
G07/310 STATION STREET CHELSEA VIC 3196	\$650,000	17-Jan-26
4/237 STATION STREET EDITHVALE VIC 3196	\$677,000	14-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: 06 May 2026



3/27 VINCENT STREET EDITHVALE VIC 3196 Sold Price **\$660,000** Sold Date **29-Jan-26**

 2  2  1

Distance **0.79km**



G07/310 STATION STREET CHELSEA VIC 3196 Sold Price **\$650,000** Sold Date **17-Jan-26**

 2  2  1

Distance **1.82km**



4/237 STATION STREET EDITHVALE VIC 3196 Sold Price ^{RS} **\$677,000** Sold Date **14-Mar-26**

 2  2  1

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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