

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

5/209 Station Street, Edithvale Vic 3196

Indicative selling price

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

Range between \$650,000 & \$715,000

Median sale price

Median price \$1,015,000 Property Type Townhouse Suburb Edithvale

Period - From 17/08/2025 to 16/08/2026 Source Property Data

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	2/222 Station St EDITHVALE 3196	\$615,000	17/04/2026
2	1/216 Station St EDITHVALE 3196	\$665,000	14/04/2026
3	4/237 Station St EDITHVALE 3196	\$677,000	14/03/2026

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:

17/08/2026 19:30



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$650,000 - \$715,000
Median Townhouse Price
17/08/2025 - 16/08/2026: \$1,015,000

Comparable Properties



2/222 Station St EDITHVALE 3196 (VG)

Agent Comments



Price: \$615,000
Method: Sale
Date: 17/04/2026
Property Type: Flat/Unit/Apartment (Res)



1/216 Station St EDITHVALE 3196 (VG)

Agent Comments



Price: \$665,000
Method: Sale
Date: 14/04/2026
Property Type: Flat/Unit/Apartment (Res)



4/237 Station St EDITHVALE 3196 (REI/VG)

Agent Comments



Price: \$677,000
Method: Auction Sale
Date: 14/03/2026
Property Type: Townhouse (Res)

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