

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

7/216 STATION STREET 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

\$570,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$841,250

Property type

Unit

Suburb

Edithvale

Period-from

01 Apr 2025

to

31 Mar 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

G08/8 CLYDEBANK ROAD EDITHVALE VIC 3196	\$595,000	18-Nov-25
7/120-122 NEPEAN HIGHWAY ASPENDALE VIC 3195	\$580,000	03-Mar-26
17/334-339 STATION STREET CHELSEA VIC 3196	\$575,000	14-Feb-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: 08 April 2026


**G08/8 CLYDEBANK ROAD
EDITHVALE VIC 3196**
 2  2  2

Sold Price **\$595,000** Sold Date **18-Nov-25**

Distance **0.33km**

**7/120-122 NEPEAN HIGHWAY
ASPENDALE VIC 3195**
 2  1  1

Sold Price ^{RS} **\$580,000** Sold Date **03-Mar-26**

Distance **1.56km**

**17/334-339 STATION STREET
CHELSEA VIC 3196**
 2  1  1

Sold Price **\$575,000** Sold Date **14-Feb-26**

Distance **1.83km**
RS = Recent sale

UN = Undisclosed Sale

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