

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

4/237 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Feb 2025

to

31 Jan 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

18/101-105 EDITHVALE ROAD EDITHVALE VIC 3196	\$645,000	20-Nov-25
G07/310 STATION STREET CHELSEA VIC 3196	\$650,000	17-Jan-26
4/11 EMBANKMENT GROVE CHELSEA VIC 3196	\$600,000	01-Oct-25

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: 02 February 2026


**18/101-105 EDITHVALE ROAD
EDITHVALE VIC 3196**

 2
  1
  1

Sold Price **\$645,000** Sold Date **20-Nov-25**

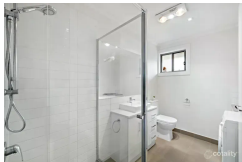
Distance **0.94km**


**G07/310 STATION STREET
CHELSEA VIC 3196**

 2
  2
  1

Sold Price ^{RS} **\$650,000** Sold Date **17-Jan-26**

Distance **1.25km**


**4/11 EMBANKMENT GROVE
CHELSEA VIC 3196**

 2
  1
  1

Sold Price **\$600,000** Sold Date **01-Oct-25**

Distance **1.08km**

RS = Recent sale

UN = Undisclosed Sale

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