

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

1/6 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

\$825,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$823,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Dec 2024

to

30 Nov 2025

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

1A CLYDEBANK ROAD EDITHVALE VIC 3196	\$842,500	26-Nov-25
29/111 KINROSS AVENUE EDITHVALE VIC 3196	\$835,000	25-Sep-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: 12 December 2025



**1A CLYDEBANK ROAD EDITHVALE
VIC 3196**

Sold Price

^{RS}

\$842,500

Sold Date

26-Nov-25

2 1 1

Distance

0.05km



**29/111 KINROSS AVENUE
EDITHVALE VIC 3196**

Sold Price

\$835,000

Sold Date

25-Sep-25

1 3 2

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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