

## 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 FAMECHON ROAD EDITHVALE VIC 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,525,000

&

\$1,600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,260,000

Property type

House

Suburb

Edithvale

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 99 KINROSS AVENUE EDITHVALE VIC 3196 | \$1,520,000 | 01-May-25 |
| 36 SWAN WALK CHELSEA VIC 3196        | \$1,600,000 | 25-May-24 |
| 31 GOTHIC ROAD ASPENDALE VIC 3195    | \$1,585,000 | 10-Dec-24 |

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: 23 May 2025



**99 KINROSS AVENUE EDITHVALE VIC 3196**

Sold Price

<sup>RS</sup>

**\$1,520,000**

Sold Date

**01-May-25**

4 2 -

Distance

**1.03km**



**36 SWAN WALK CHELSEA VIC 3196**

Sold Price

**\$1,600,000**

Sold Date

**25-May-24**

4 3 2

Distance

**1.14km**



**31 GOTHIC ROAD ASPENDALE VIC 3195**

Sold Price

**\$1,585,000**

Sold Date

**10-Dec-24**

5 3 2

Distance

**2.22km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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