

## 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

6/152-153 STATION STREET ASPENDALE VIC 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$845,000

Property type

Unit

Suburb

Aspendale

Period-from

01 Feb 2024

to

31 Jan 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

4/209 STATION STREET EDITHVALE VIC 3196	\$660,000	20-Sep-24
4/177 NEPEAN HIGHWAY ASPENDALE VIC 3195	\$590,000	19-Oct-24
3/252 STATION STREET EDITHVALE VIC 3196	\$580,000	15-Aug-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: 03 February 2025



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**4/209 STATION STREET  
EDITHVALE VIC 3196**

2 2 1

Sold Price **\$660,000** Sold Date **20-Sep-24**

Distance **0.96km**



**4/177 NEPEAN HIGHWAY  
ASPENDALE VIC 3195**

2 1 1

Sold Price **\$590,000** Sold Date **19-Oct-24**

Distance **0.11km**



**3/252 STATION STREET  
EDITHVALE VIC 3196**

2 1 -

Sold Price **\$580,000** Sold Date **15-Aug-24**

Distance **1.63km**

RS = Recent sale      UN = Undisclosed Sale

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