

# 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 36/50 Nepean Highway, Aspendale Vic 3195

### Indicative selling price

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

Range between \$480,000 & \$520,000

### Median sale price

Median price \$752,500 Property Type Unit Suburb Aspendale

Period - From 10/02/2024 to 09/02/2025 Source Property Data

### 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 six 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
1	5/500 Main St MORDIALLOC 3195	\$480,000	18/12/2024
2			
3			

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 six months.

This Statement of Information was prepared on: 10/02/2025 08:16



2   1   1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$480,000 - \$520,000

**Median Unit Price**

10/02/2024 - 09/02/2025: \$752,500

## Comparable Properties



**5/500 Main St MORDIALLOC 3195 (REI)**

**Agent Comments**

2   1   1

**Price:** \$480,000

**Method:** Private Sale

**Date:** 18/12/2024

**Property Type:** Apartment

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 six months.

**Account - Hodges** | P: 03 95846500 | F: 03 95848216