

## 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

4/6 AFTON WAY 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

\$880,000

&

\$940,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$845,000

Property type

Unit

Suburb

Aspendale

Period-from

01 Jan 2024

to

31 Dec 2024

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

2/173A NEPEAN HIGHWAY ASPENDALE VIC 3195	\$990,000	16-Dec-24
12/230 STATION STREET EDITHVALE VIC 3196	\$910,000	13-Jul-24
4/18 CROWN AVENUE MORDIALLOC VIC 3195	\$960,000	10-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.~~

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**2/173A NEPEAN HIGHWAY  
ASPENDALE VIC 3195**

3 2 1

Sold Price <sup>RS</sup> **\$990,000** <sup>UN</sup> Sold Date **16-Dec-24**

Distance **0.54km**



**12/230 STATION STREET  
EDITHVALE VIC 3196**

3 2 1

Sold Price **\$910,000** Sold Date **13-Jul-24**

Distance **1.81km**



**4/18 CROWN AVENUE  
MORDIALLOC VIC 3195**

3 2 2

Sold Price **\$960,000** Sold Date **10-Aug-24**

Distance **1.96km**

RS = Recent sale      UN = Undisclosed Sale

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