

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

50a Kubis Avenue, Aspendale Vic 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,295,000

Property Type Townhouse

Suburb Aspendale

Period - From 27/02/2024

to

26/02/2025

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	2/2 The Esplanade EDITHVALE 3196	\$1,475,000	05/02/2025
2	10A Langrigg Av EDITHVALE 3196	\$1,520,000	30/12/2024
3	13a Gale St ASPENDALE 3195	\$1,526,000	26/10/2024

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:

27/02/2025 17:16



5 3 2

Property Type: Townhouse (Single)

Land Size: 302 sqm approx

Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median Townhouse Price
27/02/2024 - 26/02/2025: \$1,295,000

Comparable Properties

2/2 The Esplanade EDITHVALE 3196 (REI)

Agent Comments

3 3 2

Price: \$1,475,000
Method: Private Sale
Date: 05/02/2025
Property Type: Townhouse (Res)



10A Langrigg Av EDITHVALE 3196 (REI)

Agent Comments

4 3 2

Price: \$1,520,000
Method: Private Sale
Date: 30/12/2024
Property Type: Townhouse (Single)
Land Size: 347 sqm approx



13a Gale St ASPENDALE 3195 (REI/VG)

Agent Comments

4 3 2

Price: \$1,526,000
Method: Auction Sale
Date: 26/10/2024
Property Type: Townhouse (Res)
Land Size: 303 sqm approx