

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

1/10 ROYCROFT AVENUE ASPENDALE VIC 3195

Indicative selling price

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

Single Price

or range
between

\$840,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$915,000

Property type

Unit

Suburb

Aspendale

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

2/173A NEPEAN HIGHWAY ASPENDALE VIC 3195	\$990,000	11-Dec-24
1/49 NEPEAN HIGHWAY ASPENDALE VIC 3195	\$931,500	07-Nov-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: 27 May 2025



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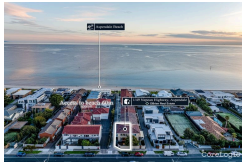


**2/173A NEPEAN HIGHWAY
ASPENDALE VIC 3195**

3 2 1

Sold Price **\$990,000** Sold Date **11-Dec-24**

Distance **0.06km**



**1/49 NEPEAN HIGHWAY
ASPENDALE VIC 3195**

3 1 1

Sold Price **\$931,500** Sold Date **07-Nov-24**

Distance **1.56km**

RS = Recent sale **UN** = Undisclosed Sale

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