Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Indicative selling price

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

Range between \$900,000 & \$950,000	Range between	\$900,000	&	\$950,000
-------------------------------------	---------------	-----------	---	-----------

Median sale price

Median price	\$1,272,500	Pro	perty Type H	ouse		Suburb	Aspendale
Period - From	01/10/2024	to	30/09/2025	s	ource	REIV	

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

7,01	aress of comparable property	1 1100	Date of Sale
1	1/42 Laura St ASPENDALE 3195	\$970,000	14/06/2025
2	44a Station St ASPENDALE 3195	\$1,000,000	31/05/2025
3	20a Station St ASPENDALE 3195	\$995,000	17/05/2025

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:	14/10/2025 13:12



Date of sale







Indicative Selling Price \$900,000 - \$950,000 Median House Price Year ending September 2025: \$1,272,500

Comparable Properties



1/42 Laura St ASPENDALE 3195 (REI/VG)

3

Æ

2

Agent Comments

Price: \$970,000 Method: Auction Sale Date: 14/06/2025

Property Type: Townhouse (Res)



44a Station St ASPENDALE 3195 (REI/VG)

—

6

2

Price: \$1,000,000 **Method:** Auction Sale **Date:** 31/05/2025

Property Type: House (Res)

Agent Comments



20a Station St ASPENDALE 3195 (REI/VG)

3

—

= 1

Agent Comments

Price: \$995,000 Method: Auction Sale Date: 17/05/2025

Property Type: House (Res) Land Size: 261 sqm approx

Account - Buxton | P: 03 9583 9811 | F: 03 9584 6680





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.