

# 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

1/50 Eulinga Avenue, 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 \$900,000 & \$950,000

### Median sale price

Median price \$1,272,500 Property Type House Suburb Aspendale

Period - From 01/10/2024 to 30/09/2025 Source 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	Price	Date of sale
1	3/10 Eulinga Av ASPENDALE 3195	\$990,000	04/07/2025
2	1/42 Laura St ASPENDALE 3195	\$970,000	14/06/2025
3	44a Station St ASPENDALE 3195	\$1,000,000	31/05/2025

**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:

06/11/2025 09:45



**Property Type:**  
Agent Comments

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

## Comparable Properties



**3/10 Eulinga Av ASPENDALE 3195 (REI/VG)**

Agent Comments



**Price:** \$990,000  
**Method:** Sold Before Auction  
**Date:** 04/07/2025  
**Property Type:** Townhouse (Res)



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

Agent Comments



**Price:** \$970,000  
**Method:** Auction Sale  
**Date:** 14/06/2025  
**Property Type:** Townhouse (Res)



**44a Station St ASPENDALE 3195 (REI/VG)**

Agent Comments



**Price:** \$1,000,000  
**Method:** Auction Sale  
**Date:** 31/05/2025  
**Property Type:** House (Res)

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