

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

12 Gothic Road, Aspendale Vic 3195

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,487,500

Property Type House

Suburb Aspendale

Period - From 01/01/2025

to 31/12/2025

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	15 Birdwood St ASPENDALE 3195	\$1,640,000	22/11/2025
2	27 Tarongo Dr ASPENDALE 3195	\$1,650,000	12/09/2025
3	80 Lochiel Av EDITHVALE 3196	\$1,595,000	06/09/2025

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:

02/02/2026 18:55



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Property Type:
Land Size: 622 sqm approx
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median House Price
Year ending December 2025: \$1,487,500

Comparable Properties



15 Birdwood St ASPENDALE 3195 (REI/VG)

Agent Comments

3 1 3

Price: \$1,640,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 783 sqm approx



27 Tarongo Dr ASPENDALE 3195 (VG)

Agent Comments

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Price: \$1,650,000
Method: Sale
Date: 12/09/2025
Property Type: House (Res)
Land Size: 778 sqm approx



80 Lochiel Av EDITHVALE 3196 (REI/VG)

Agent Comments

4 2 2

Price: \$1,595,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 636 sqm approx

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