

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

13/165 Nepean Highway, Aspendale Vic 3195

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$952,500

Property Type Unit

Suburb Aspendale

Period - From 01/04/2024

to

31/03/2025

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	19b First Av ASPENDALE 3195	\$860,000	01/03/2025
2	2/189a Nepean Hwy ASPENDALE 3195	\$826,900	25/02/2025
3	6/204 Nepean Hwy ASPENDALE 3195	\$810,000	01/11/2024

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:

07/04/2025 16:40



3 2 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
Year ending March 2025: \$952,500

Comparable Properties



19b First Av ASPENDALE 3195 (REI)

Agent Comments

2 1 1

Price: \$860,000
Method: Private Sale
Date: 01/03/2025
Property Type: Townhouse (Single)
Land Size: 263 sqm approx



2/189a Nepean Hwy ASPENDALE 3195 (REI)

Agent Comments

3 1 2

Price: \$826,900
Method: Private Sale
Date: 25/02/2025
Property Type: Townhouse (Single)



6/204 Nepean Hwy ASPENDALE 3195 (REI/VG)

Agent Comments

2 1 -

Price: \$810,000
Method: Private Sale
Date: 01/11/2024
Property Type: Unit