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 14/148 Nepean Highway, Aspendale Vic 3195 Including suburb and postcode

Indicative selling price

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

Range between \$940,000 \$990,000 &

Median sale price

Median price	\$1,293,000	Pro	perty Type To	ownhouse		Suburb	Aspendale
Period - From	12/05/2024	to	11/05/2025	Sc	ource	Property	/ Data

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

Add	dress of comparable property	Price	Date of sale
1	3/294 Nepean Hwy EDITHVALE 3196	\$950,000	16/04/2025
2	2/6 Bapaume Av EDITHVALE 3196	\$990,000	09/01/2025
3	2/173a Nepean Hwy ASPENDALE 3195	\$990,000	16/12/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	12/05/2025 11:09









Property Type: Flat/Unit/Apartment (Res) **Agent Comments**

Indicative Selling Price \$940,000 - \$990,000 **Median Townhouse Price** 12/05/2024 - 11/05/2025: \$1,293,000

Comparable Properties



3/294 Nepean Hwy EDITHVALE 3196 (REI)

Price: \$950,000 Method: Auction Sale Date: 16/04/2025

Property Type: Townhouse (Single)

Agent Comments

2/6 Bapaume Av EDITHVALE 3196 (VG)





Agent Comments

Price: \$990,000 Method: Sale Date: 09/01/2025

Property Type: Flat/Unit/Apartment (Res)

2/173a Nepean Hwy ASPENDALE 3195 (REI/VG)





Price: \$990,000 Method: Private Sale Date: 16/12/2024

Property Type: Townhouse (Single)

Agent Comments

Account - Barry Plant | P: 03 9586 0500





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