

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

14/148 Nepean Highway, Aspendale Vic 3195

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 Property Type Townhouse Suburb Aspendale

Period - From 12/05/2024 to 11/05/2025 Source 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	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 comparable properties 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



 3  2  2

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)

Agent Comments

 3  2  3

Price: \$950,000
Method: Auction Sale
Date: 16/04/2025
Property Type: Townhouse (Single)

2/6 Bapaume Av EDITHVALE 3196 (VG)

Agent Comments

 2  -  -

Price: \$990,000
Method: Sale
Date: 09/01/2025
Property Type: Flat/Unit/Apartment (Res)



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

Agent Comments

 3  2  2

Price: \$990,000
Method: Private Sale
Date: 16/12/2024
Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9586 0500