

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

16 Denahy Court, Aspendale Vic 3195

Indicative selling price

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

Range between

\$1,200,000

&

\$1,280,000

Median sale price

Median price

\$1,640,000

Property Type

House

Suburb

Aspendale

Period - From

01/07/2025

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	11 Jackie Ct ASPENDALE GARDENS 3195	\$1,280,000	23/09/2025
2	4 Palm Grove Blvd ASPENDALE GARDENS 3195	\$1,245,000	09/08/2025
3	3 Winners Ccl ASPENDALE GARDENS 3195	\$1,288,000	03/06/2025

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:

27/10/2025 16:41



Property Type:
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,280,000
Median House Price
September quarter 2025: \$1,640,000

Comparable Properties



11 Jackie Ct ASPENDALE GARDENS 3195 (REI)

Agent Comments



Price: \$1,280,000
Method: Private Sale
Date: 23/09/2025
Property Type: House
Land Size: 540 sqm approx



4 Palm Grove Blvd ASPENDALE GARDENS 3195 (REI/VG)

Agent Comments



Price: \$1,245,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House (Res)
Land Size: 577 sqm approx



3 Winners Ccl ASPENDALE GARDENS 3195 (VG)

Agent Comments



Price: \$1,288,000
Method: Sale
Date: 03/06/2025
Property Type: House (Res)
Land Size: 570 sqm approx

Account - Barry Plant | P: 03 9586 0500