

## 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

19 GOTHIC ROAD ASPENDALE VIC 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,075,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,285,750

Property type

House

Suburb

Aspendale

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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 6 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

|                                       |             |           |
|---------------------------------------|-------------|-----------|
| 14 TARLEE COURT ASPENDALE VIC 3195    | \$1,155,000 | 09-Nov-24 |
| 43 GOTHIC ROAD ASPENDALE VIC 3195     | \$1,125,000 | 29-Nov-24 |
| 54 NIRRINGA AVENUE ASPENDALE VIC 3195 | \$1,087,500 | 30-Nov-24 |

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 6 months.~~

This Statement of Information was prepared on: 09 May 2025



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**14 TARLEE COURT ASPENDALE  
VIC 3195**

3 1 2

Sold Price

**\$1,155,000**

Sold Date **09-Nov-24**

Distance

**0.14km**



**43 GOTHIC ROAD ASPENDALE VIC  
3195**

4 1 2

Sold Price

**\$1,125,000**

Sold Date **29-Nov-24**

Distance

**0.23km**



**54 NIRRINGA AVENUE  
ASPENDALE VIC 3195**

4 2 1

Sold Price

**\$1,087,500**

Sold Date **30-Nov-24**

Distance

**0.37km**

RS = Recent sale

UN = Undisclosed Sale

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