

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

20 AMBERLEY AVENUE ASPENDALE VIC 3195

Indicative selling price

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

Single Price

\$1,700,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,283,750

Property type

Other

Suburb

Aspendale

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

17B EULINGA AVENUE ASPENDALE VIC 3195	\$1,715,000	04-Nov-24
10A FOAM STREET ASPENDALE VIC 3195	\$1,610,000	26-Jul-24
25 ALBANY CRESCENT ASPENDALE VIC 3195	\$1,680,000	11-Oct-25

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: 17 November 2025



17B EULINGA AVENUE ASPENDALE VIC 3195

Sold Price

\$1,715,000

Sold Date **04-Nov-24**

 4  3  1

Distance **0.31km**



10A FOAM STREET ASPENDALE VIC 3195

Sold Price

\$1,610,000

Sold Date **26-Jul-24**

 4  3  1

Distance **0.29km**



25 ALBANY CRESCENT ASPENDALE VIC 3195

Sold Price

\$1,680,000

Sold Date **11-Oct-25**

 4  3  1

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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