

## 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

20A STATION STREET 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

\$830,000

&

\$885,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

Suburb

Aspendale

Period-from

01 Apr 2024

to

31 Mar 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 8A LAWRENCE AVENUE ASPENDALE VIC 3195  | \$790,000 | 08-Oct-24 |
| 3/8 MILL STREET ASPENDALE VIC 3195     | \$810,000 | 12-Oct-24 |
| 2/34 EULINGA AVENUE ASPENDALE VIC 3195 | \$925,000 | 01-Mar-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: 04 April 2025



Matthew Marshall

M 0417322408

E matthew.marshall@belleproperty.com



**8A LAWRENCE AVENUE  
ASPENDALE VIC 3195**

2 1 1

Sold Price **\$790,000** Sold Date **08-Oct-24**

Distance **1.63km**



**3/8 MILL STREET ASPENDALE VIC  
3195**

2 1 1

Sold Price **\$810,000** Sold Date **12-Oct-24**

Distance **0.12km**



**2/34 EULINGA AVENUE  
ASPENDALE VIC 3195**

3 1 2

Sold Price <sup>RS</sup> **\$925,000** Sold Date **01-Mar-25**

Distance **0.48km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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