

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

2C ANCHOR STREET 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

or range
between

\$1,390,000

&

\$1,445,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,272,500

Property type

Other

Suburb

Aspendale

Period-from

01 Oct 2024

to

30 Sep 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

35B JAMES AVENUE ASPENDALE VIC 3195	\$1,575,000	18-Jun-25
2/23 MOUNT VIEW STREET ASPENDALE VIC 3195	\$1,410,500	03-Jun-25
6B RUVINA STREET ASPENDALE VIC 3195	\$1,600,000	17-Apr-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: 27 October 2025

Agent comments: 10b Foam Street, Aspendale sold for \$1,485,000 in January.

consumer.vic.gov.au




**35B JAMES AVENUE ASPENDALE
VIC 3195**
 3  3  2

Sold Price

\$1,575,000

Sold Date

18-Jun-25

Distance

0.5km

**2/23 MOUNT VIEW STREET
ASPENDALE VIC 3195**
 3  2  2

Sold Price

\$1,410,500

Sold Date

03-Jun-25

Distance

0.66km

**6B RUVINA STREET ASPENDALE
VIC 3195**
 4  -  -

Sold Price

\$1,600,000

Sold Date

17-Apr-25

Distance

-
RS = Recent sale

UN = Undisclosed Sale

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