

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

3/125-126 NEPEAN HIGHWAY 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

\$730,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$862,500

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

1/4 FRASER AVENUE EDITHVALE VIC 3196	\$800,000	05-Mar-25
7 LONGBEACH CLOSE ASPENDALE VIC 3195	\$755,000	24-Oct-24
15 LONGBEACH CLOSE ASPENDALE VIC 3195	\$732,000	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: 24 April 2025



1/4 FRASER AVENUE EDITHVALE VIC 3196

3 1 1

Sold Price

\$800,000

Sold Date

05-Mar-25

Distance

1.91km



7 LONGBEACH CLOSE ASPENDALE VIC 3195

2 1 -

Sold Price

\$755,000

Sold Date

24-Oct-24

Distance

0.88km



15 LONGBEACH CLOSE ASPENDALE VIC 3195

2 1 1

Sold Price

\$732,000

Sold Date

30-Nov-24

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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