

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

3/14 Lawrence Avenue, Aspendale Vic 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$820,000 & \$870,000

Median sale price

Median price \$860,000 Property Type Unit Suburb Aspendale

Period - From 01/07/2024 to 30/06/2025 Source REIV

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 six 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	2/10 Eulinga Av ASPENDALE 3195	\$850,000	16/07/2025
2	2/19 French Av EDITHVALE 3196	\$850,000	21/06/2025
3	82 Montrose Av EDITHVALE 3196	\$820,000	22/05/2025

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 six months.~~

This Statement of Information was prepared on:

16/09/2025 17:38



Property Type:
Agent Comments

Indicative Selling Price
\$820,000 - \$870,000
Median Unit Price
Year ending June 2025: \$860,000

Comparable Properties



2/10 Eulinga Av ASPENDALE 3195 (REI/VG)

Agent Comments



Price: \$850,000
Method: Sold Before Auction
Date: 16/07/2025
Property Type: Townhouse (Res)



2/19 French Av EDITHVALE 3196 (REI/VG)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 21/06/2025
Property Type: Unit
Land Size: 268 sqm approx



82 Montrose Av EDITHVALE 3196 (REI/VG)

Agent Comments



Price: \$820,000
Method: Private Sale
Date: 22/05/2025
Property Type: Townhouse (Single)
Land Size: 128 sqm approx