

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

3/94 STATION 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,950

Property type

Unit

Suburb

Aspendale

Period-from

01 Sep 2024

to

31 Aug 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

1/10 ROYCROFT AVENUE ASPENDALE VIC 3195	\$1,180,000	19-Jul-25
2/62 NEPEAN HIGHWAY ASPENDALE VIC 3195	\$1,255,000	29-May-25
10B GLEN STREET ASPENDALE VIC 3195	\$1,305,000	05-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: 30 September 2025


**1/10 ROYCROFT AVENUE
ASPENDALE VIC 3195**

 2
  1
  1

Sold Price ^{RS} **\$1,180,000** Sold Date **19-Jul-25**

Distance **0.66km**


**2/62 NEPEAN HIGHWAY
ASPENDALE VIC 3195**

 3
  2
  2

Sold Price ^{RS} **\$1,255,000** Sold Date **29-May-25**

Distance **0.74km**


10B GLEN STREET ASPENDALE VIC 3195

 4
  3
  1

Sold Price **\$1,305,000** Sold Date **05-Apr-25**

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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