

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

31 ALBANY CRESCENT 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

\$1,425,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,260,000

Property type

House

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

2 YALAMBEE AVENUE ASPENDALE VIC 3195	1580000	17-May-25
58 EBB STREET ASPENDALE VIC 3195	1530000	05-Apr-25
5 SECOND AVENUE ASPENDALE VIC 3195	1565000	07-Aug-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.~~

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2 YALAMBEE AVENUE ASPENDALE VIC 3195

4 2 2

Sold Price 1580000 Sold Date 17-May-25

Distance **0.24km**



58 EBB STREET ASPENDALE VIC 3195

4 2 2

Sold Price

1530000 Sold Date 05-Apr-25

Distance **0.75km**



5 SECOND AVENUE ASPENDALE VIC 3195

4 2 2

Sold Price

^{RS} **1565000 Sold Date 07-Aug-25**

Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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