

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

4 Palm Grove Boulevard, Aspendale Gardens Vic 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between | \$1,100,000

&

\$1,200,000

### Median sale price

Median price	\$1,220,000
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Property Type	House
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Suburb | Aspendale Gardens

Period - From 01/01/2025

to	31/03/2025
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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	106 Kearney Dr ASPENDALE GARDENS 3195	\$1,140,000	17/04/2025
2	11 Rebecca CI CHELSEA HEIGHTS 3196	\$1,155,000	29/03/2025
3	62 Nurten Pde ASPENDALE GARDENS 3195	\$1,202,500	18/03/2025

**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:

01/07/2025 10:55



 4   
  2   
  2

**Property Type:** House (Res)  
**Land Size:** 577 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,100,000 - \$1,200,000  
**Median House Price**  
 March quarter 2025: \$1,220,000

## Comparable Properties



**106 Kearney Dr ASPENDALE GARDENS 3195 (REI)**

Agent Comments

 4   
  2   
  3

**Price:** \$1,140,000  
**Method:** Private Sale  
**Date:** 17/04/2025  
**Property Type:** House  
**Land Size:** 560 sqm approx



**11 Rebecca Ct CHELSEA HEIGHTS 3196 (REI/VG)**

Agent Comments

 4   
  2   
  2

**Price:** \$1,155,000  
**Method:** Auction Sale  
**Date:** 29/03/2025  
**Property Type:** House (Res)  
**Land Size:** 571 sqm approx



**62 Nurten Pde ASPENDALE GARDENS 3195 (REI/VG)**

Agent Comments

 3   
  2   
  3

**Price:** \$1,202,500  
**Method:** Private Sale  
**Date:** 18/03/2025  
**Property Type:** House  
**Land Size:** 628 sqm approx

**Account - Hodges** | P: 03 95846500 | F: 03 95848216