

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

6 KELLY LANE 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

\$895,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$817,500

Property type

Unit

Suburb

Aspendale

Period-from

01 Oct 2024

to

30 Sep 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

3/3 LINCOLN PARADE ASPENDALE VIC 3195	-	17-Jun-25
1/10 ROYCROFT AVENUE ASPENDALE VIC 3195	\$940,000	19-Jul-25
1/11 LINCOLN PARADE ASPENDALE VIC 3195	\$927,000	06-May-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: 29 October 2025

Jason Mudford

M 0417 361 367

E jason.mudford@obrienrealestate.com.au



3/3 LINCOLN PARADE ASPENDALE Sold Price
VIC 3195

 2  1  1

- Sold Date **17-Jun-25**

Distance **0.26km**



1/10 ROYCROFT AVENUE
ASPENDALE VIC 3195

 2  1  1

Sold Price **\$940,000** Sold Date **19-Jul-25**

Distance **0.19km**



1/11 LINCOLN PARADE ASPENDALE Sold Price
VIC 3195

 3  1  1

\$927,000 Sold Date **06-May-25**

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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