

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

7 NIRRINGA AVENUE 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

\$1,200,000

&

\$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,467,500

Property type

House

Suburb

Aspendale

Period-from

01 Jun 2025

to

31 May 2026

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

67 LARNOOK CRESCENT ASPENDALE VIC 3195

\$1,270,000

14-Mar-26

3 MILTON COURT ASPENDALE GARDENS VIC 3195

\$1,315,000

07-Feb-26

16A MUNRO AVENUE EDITHVALE VIC 3196

\$1,135,000

23-Dec-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: 11 June 2026



**67 LARNOOK CRESCENT
ASCENDALE VIC 3195**

 4  2  2

Sold Price ^{RS} **\$1,270,000** Sold Date **14-Mar-26**

Distance **0.3km**



**3 MILTON COURT ASCENDALE
GARDENS VIC 3195**

 4  2  2

Sold Price **\$1,315,000** Sold Date **07-Feb-26**

Distance **0.93km**



**16A MUNRO AVENUE EDITHVALE
VIC 3196**

 4  2  2

Sold Price **\$1,135,000** Sold Date **23-Dec-25**

Distance **1.91km**



**10 COOINDA DRIVE ASCENDALE
VIC 3195**

 4  2  2

Sold Price **\$1,275,000** Sold Date **28-Apr-26**

Distance **0.19km**



**19 PACIFIC DRIVE ASCENDALE
GARDENS VIC 3195**

 4  2  2

Sold Price ^{RS} **\$1,345,000** Sold Date **09-May-26**

Distance **1.65km**

RS = Recent sale **UN** = Undisclosed Sale

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