

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

84 NEPEAN HIGHWAY 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

\$2,300,000

&

\$2,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$821,900

Property type

Unit

Suburb

Aspendale

Period-from

01 Nov 2024

to

31 Oct 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

1B KARA GROVE ASPENDALE VIC 3195

\$2,660,000

31-May-25

2/2 WALLUM ROAD EDITHVALE VIC 3196

\$2,775,000

29-Oct-25

2A GENOA STREET PARKDALE VIC 3195

\$2,900,000

13-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.~~

This Statement of Information was prepared on: 24 November 2025

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1B KARA GROVE ASPENDALE VIC 3195

Sold Price

\$2,660,000

Sold Date

31-May-25

 3

 2

 2

Distance

0.26km



2/2 WALLUM ROAD EDITHVALE VIC 3196

Sold Price

^{RS} **\$2,775,000**

Sold Date

29-Oct-25

 3

 2

 2

Distance

2.76km



2A GENOA STREET PARKDALE VIC 3195

Sold Price

^{RS} **\$2,900,000** ^{UN}

Sold Date

13-Aug-25

 3

 2

 1

Distance

3.75km

RS = Recent sale

UN = Undisclosed Sale

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