

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

8B FOURTH 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

\$1,590,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$872,500

Property type

Unit

Suburb

Aspendale

Period-from

01 Jul 2025

to

30 Jun 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

4B HAZEL AVENUE EDITHVALE VIC 3196	\$1,612,000	14-May-26
33A VICTORIA STREET PARKDALE VIC 3195	\$1,610,000	17-Jun-26

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 July 2026

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**4B HAZEL AVENUE EDITHVALE
VIC 3196**

 4  3  2

Sold Price

^{RS}

\$1,612,000

Sold Date

14-May-26

Distance

1.46km



**33A VICTORIA STREET PARKDALE
VIC 3195**

 4  3  2

Sold Price

\$1,610,000

Sold Date

17-Jun-26

Distance

4.86km

RS = Recent sale

UN = Undisclosed Sale

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