

# 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

93 Tarongo Drive, Aspendale 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 \$1,300,000

&

\$1,430,000

### Median sale price

Median price \$1,253,500

Property Type House

Suburb Aspendale

Period - From 10/07/2024

to

09/07/2025

Source Property Data

### 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	10 Yalambee Av ASPENDALE 3195	\$1,465,000	13/06/2025
2	58 Laura St ASPENDALE 3195	\$1,300,000	26/03/2025
3	48 Keith Av EDITHVALE 3196	\$1,475,000	17/03/2025

**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:

10/07/2025 14:46



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 551 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,300,000 - \$1,430,000  
**Median House Price**  
10/07/2024 - 09/07/2025: \$1,253,500

## Comparable Properties



**10 Yalambee Av ASPENDALE 3195 (REI)**

**Agent Comments**



**Price:** \$1,465,000  
**Method:** Private Sale  
**Date:** 13/06/2025  
**Property Type:** House  
**Land Size:** 535 sqm approx



**58 Laura St ASPENDALE 3195 (REI)**

**Agent Comments**



**Price:** \$1,300,000  
**Method:** Sold Before Auction  
**Date:** 26/03/2025  
**Property Type:** House (Res)  
**Land Size:** 753 sqm approx



**48 Keith Av EDITHVALE 3196 (VG)**

**Agent Comments**



**Price:** \$1,475,000  
**Method:** Sale  
**Date:** 17/03/2025  
**Property Type:** House (Res)  
**Land Size:** 697 sqm approx

**Account - Barry Plant | P: 03 9586 0500**