

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

2 GOTHIC ROAD 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

\$790,000

&

\$850,000

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

2/5 FIRST AVENUE ASPENDALE VIC 3195	\$847,500	04-Sep-25
1/15 THIRD AVENUE ASPENDALE VIC 3195	\$750,000	15-Aug-25
2/30 CLYDEBANK ROAD EDITHVALE VIC 3196	\$867,000	04-Oct-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.~~

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**2/5 FIRST AVENUE ASPENDALE
VIC 3195**

2 1 1

Sold Price

^{RS} **\$847,500** Sold Date **04-Sep-25**

Distance **0.55km**



**1/15 THIRD AVENUE ASPENDALE
VIC 3195**

2 1 1

Sold Price

\$750,000 Sold Date **15-Aug-25**

Distance **0.72km**



**2/30 CLYDEBANK ROAD
EDITHVALE VIC 3196**

2 1 2

Sold Price

^{RS} **\$867,000** Sold Date **04-Oct-25**

Distance **1.36km**

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

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