

## 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
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### 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
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### 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.

This Statement of Information was prepared on: 11 November 2025



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

2 1 1

Sold Price

<sup>RS</sup> **\$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

<sup>RS</sup> **\$867,000** Sold Date **04-Oct-25**

Distance **1.36km**

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

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