

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

34 Laura Street, Aspendale VIC 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,446,250

Property Type

House

Suburb

Aspendale

Period - From

08/10/2025

to

07/04/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
43 James Avenue Aspendale VIC 3195	\$1,360,000	14/02/2026
89 Tarongo Drive Aspendale VIC 3195	\$1,260,000	03/12/2025
53 Larnook Crescent Aspendale VIC 3195	\$1,284,000	11/10/2025

This Statement of Information was prepared on:

08/04/2026