

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
12 Gothic Road, Aspendale Vic 3195

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$1,487,500 Property Type House Suburb Aspendale
Period - From 01/01/2025 to 31/12/2025 Source REIV

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	15 Birdwood St ASPENDALE 3195	\$1,640,000	22/11/2025
2	27 Tarongo Dr ASPENDALE 3195	\$1,650,000	12/09/2025
3	80 Lochiel Av EDITHVALE 3196	\$1,595,000	06/09/2025

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:

02/02/2026 18:55

**Property Type:****Land Size:** 622 sqm approx

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

Year ending December 2025: \$1,487,500

Comparable Properties

**15 Birdwood St ASPENDALE 3195 (REI/VG)****Price:** \$1,640,000**Method:** Auction Sale**Date:** 22/11/2025**Property Type:** House (Res)**Land Size:** 783 sqm approx

Agent Comments

**27 Tarongo Dr ASPENDALE 3195 (VG)****Price:** \$1,650,000**Method:** Sale**Date:** 12/09/2025**Property Type:** House (Res)**Land Size:** 778 sqm approx

Agent Comments

**80 Lochiel Av EDITHVALE 3196 (REI/VG)****Price:** \$1,595,000**Method:** Auction Sale**Date:** 06/09/2025**Property Type:** House (Res)**Land Size:** 636 sqm approx

Agent Comments

Account - Buxton | P: 03 9583 9811 | F: 03 9584 6680