

# 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](http://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



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**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)**

Agent Comments

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 1
 3

**Price:** \$1,640,000

**Method:** Auction Sale

**Date:** 22/11/2025

**Property Type:** House (Res)

**Land Size:** 783 sqm approx



**27 Tarongo Dr ASPENDALE 3195 (VG)**

Agent Comments

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**Price:** \$1,650,000

**Method:** Sale

**Date:** 12/09/2025

**Property Type:** House (Res)

**Land Size:** 778 sqm approx



**80 Lochiel Av EDITHVALE 3196 (REI/VG)**

Agent Comments

4
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 2

**Price:** \$1,595,000

**Method:** Auction Sale

**Date:** 06/09/2025

**Property Type:** House (Res)

**Land Size:** 636 sqm approx

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