

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

35C Sixth Avenue, Aspendale Vic 3195

Indicative selling price

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

Range between \$1,550,000 & \$1,615,000

Median sale price

Median price \$1,575,000 Property Type House Suburb Aspendale

Period - From 01/10/2025 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	33c Sixth Av ASPENDALE 3195	\$1,590,000	22/01/2026
2	17b Bridges Av EDITHVALE 3196	\$1,630,000	24/11/2025
3	17A Bayside Av EDITHVALE 3196	\$1,530,000	31/10/2025

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 16:59

35C Sixth Avenue, Aspendale Vic 3195



Property Type:
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,615,000
Median House Price
December quarter 2025: \$1,575,000

Comparable Properties



33c Sixth Av ASPENDALE 3195 (REI)

Agent Comments



Price: \$1,590,000
Method: Private Sale
Date: 22/01/2026
Property Type: Townhouse (Res)



17b Bridges Av EDITHVALE 3196 (REI)

Agent Comments



Price: \$1,630,000
Method: Private Sale
Date: 24/11/2025
Property Type: Townhouse (Single)



17A Bayside Av EDITHVALE 3196 (REI/VG)

Agent Comments



Price: \$1,530,000
Method: Sold Before Auction
Date: 31/10/2025
Property Type: Townhouse (Res)
Land Size: 323 sqm approx

Account - Roving Real Estate



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