

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

13/5 TAYLOR AVENUE ASPENDALE VIC 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$928,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

Unit

Suburb

Aspendale

Period-from

01 Mar 2025

to

28 Feb 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 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

6 KELLY LANE ASPENDALE VIC 3195	\$1,025,000	29-Nov-25
13/148 NEPEAN HIGHWAY ASPENDALE VIC 3195	\$962,000	02-Feb-26
41A LAURA STREET ASPENDALE VIC 3195	\$905,000	09-Mar-26

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: 17 March 2026


6 KELLY LANE ASPENDALE VIC 3195
 3  2  1

Sold Price

\$1,025,000

 Sold Date **29-Nov-25**

 Distance **0.46km**

13/148 NEPEAN HIGHWAY ASPENDALE VIC 3195
 3  2  2

Sold Price

^{RS} **\$962,000**

 Sold Date **02-Feb-26**

 Distance **0.23km**

41A LAURA STREET ASPENDALE VIC 3195
 3  2  1

Sold Price

^{RS} **\$905,000**

 Sold Date **09-Mar-26**

 Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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