

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

13/6-8 ROBERTSON PARADE 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

or range
between

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$877,500

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

2 GOTHIC ROAD ASPENDALE VIC 3195	\$865,000	14-Feb-26
5/17-19 BIRDWOOD STREET ASPENDALE VIC 3195	\$730,000	05-Oct-25
3/200 STATION STREET EDITHVALE VIC 3196	\$700,000	29-Sep-25

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.~~

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2 GOTHIC ROAD ASPENDALE VIC 3195

2 1 1

Sold Price

^{RS}

\$865,000

Sold Date **14-Feb-26**

Distance **0.1km**



5/17-19 BIRDWOOD STREET ASPENDALE VIC 3195

2 1 1

Sold Price

\$730,000

Sold Date **05-Oct-25**

Distance **0.45km**



3/200 STATION STREET EDITHVALE VIC 3196

2 1 1

Sold Price

\$700,000

Sold Date **29-Sep-25**

Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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