

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

67 Larnook Crescent, Aspendale Vic 3195

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

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	89 Tarongo Dr ASPENDALE 3195	\$1,260,000	03/12/2025
2	53 Larnook Cr ASPENDALE 3195	\$1,284,000	11/10/2025
3			

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:

18/02/2026 11:48



4 2 2

Rooms: 6
Property Type: House
Land Size: 535 approx sqm
approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
Year ending December 2025: \$1,487,500

Comparable Properties



89 Tarongo Dr ASPENDALE 3195 (REI/VG)

Agent Comments

3 1 2

Price: \$1,260,000
Method: Sold Before Auction
Date: 03/12/2025
Property Type: House (Res)
Land Size: 534 sqm approx



53 Larnook Cr ASPENDALE 3195 (REI/VG)

Agent Comments

3 1 2

Price: \$1,284,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 537 sqm approx

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.

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