

# 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 33A Sixth Avenue, 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 & \$1,615,000

### 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: 30/01/2026 16:43

33A 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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