

# 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 2 Rochelle Court, Aspendale Gardens 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 \$1,200,000 & \$1,250,000

### Median sale price

Median price \$1,250,000 Property type House Suburb Aspendale Gardens

Period - From 02/09/2025 to 02/03/2026 Source Cotality

### Comparable property sales

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
12 Lynda Court, Aspendale Gardens VIC 3195	\$1,205,000	28/02/2026
5 Branagan Drive, Aspendale Gardens VIC 3195	\$1,150,000	21/02/2026
3 Milton Court, Aspendale Gardens VIC 3195	\$1,315,000	07/02/2026

This Statement of Information was prepared on: 02/03/2026