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	12 Inlet Street, Aspendale Vic 3195

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,251,750 Property Type House Suburb Aspendale

Period - From 01/07/2024 to 30/06/2025 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	47 Nirringa Av ASPENDALE 3195	$1,100,000	25/07/2025
2	2 Mill St ASPENDALE 3195	$1,022,500	11/06/2025
3	19 Gothic Rd ASPENDALE 3195	$1,085,000	31/05/2025

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: 17/09/2025 13:31

12 Inlet Street, Aspendale Vic 3195

Stephen Tickell
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2 1 1

Property Type: House
Land Size: 604 approx sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
Year ending June 2025: $1,251,750

Comparable Properties



47 Nirringa Av ASPENDALE 3195 (REI/VG)

4 2 1

Price: $1,100,000
Method: Sold Before Auction
Date: 25/07/2025
Property Type: House (Res)
Land Size: 534 sqm approx

Agent Comments



2 Mill St ASPENDALE 3195 (VG)

3 - -

Price: $1,022,500
Method: Sale
Date: 11/06/2025
Property Type: House (Res)
Land Size: 422 sqm approx

Agent Comments



19 Gothic Rd ASPENDALE 3195 (REI/VG)

3 1 3

Price: $1,085,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 540 sqm approx

Agent Comments

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