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	40A REED STREET SPOTSWOOD VIC 3015

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	$1,100,000	&	$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,225,000	Property type	House	Suburb	Spotswood
Period-from	01 Jan 2025	to	31 Dec 2025	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
75A THE AVENUE SPOTSWOOD VIC 3015	$1,155,000	29-Sep-25
40 BLACKSHAWS ROAD SOUTH KINGSVILLE VIC 3015	$1,050,000	29-Aug-25
14 MCLISTER STREET SPOTSWOOD VIC 3015	$1,100,000	24-Jul-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.~~

This Statement of Information was prepared on: 19 January 2026

The Agency Admin
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75A THE AVENUE SPOTSWOOD VIC 3015

3 3 3

Sold Price **$1,155,000** Sold Date **29-Sep-25**

Distance **0.29km**



40 BLACKSHAWS ROAD SOUTH KINGSVILLE VIC 3015

4 3 2

Sold Price **$1,050,000** Sold Date **29-Aug-25**

Distance **0.3km**



14 MCLISTER STREET SPOTSWOOD VIC 3015

2 2 2

Sold Price **$1,100,000** Sold Date **24-Jul-25**

Distance **0.48km**

RS = Recent sale **UN** = Undisclosed Sale

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