# 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<br>Including suburb and postcode | 12 Lynda Court, Aspendale Gardens VIC 3195 |

## Indicative selling price

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

Range between $1,150,000 & $1,220,000

## Median sale price

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

Period - From 16/08/2025 to 14/02/2026 Source Cotality™

## Comparable property sales (*Delete A or B below as applicable)

**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.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 36 Nurten Parade Aspendale Gardens VIC 3195 | $1,200,000 | 04/10/2025 |
| | | |
| | | |

This Statement of Information was prepared on: 16/02/2026