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	1/60 LAURA STREET ASPENDALE VIC 3195

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	$800,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,455,000	Property type	House	Suburb	Aspendale
Period-from	01 Mar 2025	to	28 Feb 2026	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
2/59 LAURA STREET ASPENDALE VIC 3195	$865,000	14-Nov-25
12 WILLMOTT STREET ASPENDALE VIC 3195	$1,090,000	27-Oct-25
2A WILLMOTT STREET ASPENDALE VIC 3195	$863,500	19-Sep-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: 10 March 2026

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2/59 LAURA STREET ASPENDALE VIC 3195

3 1 1

Sold Price **$865,000** Sold Date **14-Nov-25**

Distance **0.06km**



12 WILLMOTT STREET ASPENDALE VIC 3195

2 1 2

Sold Price **$1,090,000** Sold Date **27-Oct-25**

Distance **1.08km**



2A WILLMOTT STREET ASPENDALE VIC 3195

2 1 1

Sold Price **$863,500** Sold Date **19-Sep-25**

Distance **1.17km**

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

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