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	174 Wells Road, Aspendale Gardens VIC 3195

Indicative selling price

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

Range between $940,000 & $980,000

Median sale price

Median price $1,281,750 Property Type House Suburb Aspendale Gardens

Period - From 22/10/2025 to 21/04/2026 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
158 Wells Road Aspendale Gardens VIC 3195	$1,066,000	08/11/2025
7 Denahy Court Aspendale Gardens Vic 3195	$970,000	27/02/2026

This Statement of Information was prepared on: 22/04/2026