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	35C Sixth Avenue, Aspendale Vic 3195

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

Median price $1,465,000 Property Type House Suburb Aspendale

Period - From 01/04/2025 to 31/03/2026 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	15a Rae Av EDITHVALE 3196	$1,440,000	28/03/2026
2	28b French Av EDITHVALE 3196	$1,530,000	23/03/2026
3	33b Sixth Av ASPENDALE 3195	$1,590,000	19/03/2026

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: 24/06/2026 13:16

35C Sixth Avenue, Aspendale Vic 3195



Property Type:
Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
Year ending March 2026: $1,465,000

Comparable Properties



15a Rae Av EDITHVALE 3196 (REI)

4 2 2

Price: $1,440,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Townhouse (Res)
Land Size: 237 sqm approx

Agent Comments



28b French Av EDITHVALE 3196 (REI)

4 3 3

Price: $1,530,000
Method: Private Sale
Date: 23/03/2026
Property Type: Townhouse (Res)

Agent Comments



33b Sixth Av ASPENDALE 3195 (REI/VG)

4 3 2

Price: $1,590,000
Method: Private Sale
Date: 19/03/2026
Property Type: Townhouse (Res)
Land Size: 299 sqm approx

Agent Comments

Account - Roving Real Estate

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