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	4/17-19 BIRDWOOD 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	$745,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$880,000	Property type	Unit	Suburb	Aspendale
Period-from	01 Apr 2025	to	31 Mar 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
5/17-19 BIRDWOOD STREET ASPENDALE VIC 3195	$730,000	05-Oct-25
30/18 ROBERTSON PARADE ASPENDALE VIC 3195	$780,000	28-Mar-26
13/6-8 ROBERTSON PARADE ASPENDALE VIC 3195	$707,000	30-Mar-26

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: 15 April 2026

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5/17-19 BIRDWOOD STREET ASPENDALE VIC 3195

2 1 1

Sold Price **$730,000** Sold Date **05-Oct-25**

Distance **0km**



30/18 ROBERTSON PARADE ASPENDALE VIC 3195

2 1 1

Sold Price RS **$780,000** Sold Date **28-Mar-26**

Distance **0.43km**



13/6-8 ROBERTSON PARADE ASPENDALE VIC 3195

2 1 1

Sold Price RS **$707,000** UN Sold Date **30-Mar-26**

Distance **0.45km**

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

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