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	10b Fourth Avenue, Aspendale Vic 3195

Indicative selling price

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

Range between $900,000 & $950,000

Median sale price

Median price $1,285,000 Property Type Townhouse Suburb Aspendale

Period - From 16/04/2025 to 15/04/2026 Source Property Data

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	41a Laura St ASPENDALE 3195	$905,000	09/03/2026
2			
3			

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: 16/04/2026 14:36

10b Fourth Avenue, Aspendale Vic 3195



3 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$900,000 - $950,000
Median Townhouse Price
16/04/2025 - 15/04/2026: $1,285,000

Comparable Properties



41a Laura St ASPENDALE 3195 (REI/VG)

3 2 1

Price: $905,000
Method: Private Sale
Date: 09/03/2026
Property Type: Townhouse (Single)
Land Size: 241 sqm approx

Agent Comments

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.

Account - Buxton | P: 03 9583 9811 | F: 03 9584 6680

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