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	8 Mangrove Court, Aspendale Gardens VIC 3195

Indicative selling price

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

Range between $1,270,000 & $1,330,000

Median sale price

Median price $1,310,000 Property Type House Suburb Aspendale Gardens

Period - From 27/01/2026 to 26/07/2026 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
36 Kearney Drive Aspendale Gardens VIC 3195	$1,260,000	20/06/2026
19 Pacific Drive Aspendale Gardens VIC 3195	$1,345,000	09/05/2026
65 Pacific Drive Aspendale Gardens VIC 3195	$1,300,000	25/07/2026

This Statement of Information was prepared on: 27/07/2026