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	2/198 Nepean Highway, Aspendale Vic 3195

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,295,000 Property Type Townhouse Suburb Aspendale

Period - From 28/02/2024 to 27/02/2025 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	5/132 Nepean Hwy ASPENDALE 3195	$1,350,000	23/12/2024
2	54B Iluka Av ASPENDALE 3195	$1,295,000	20/12/2024
3	16b Ivan Av EDITHVALE 3196	$1,310,000	20/09/2024

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: 28/02/2025 10:50

2/198 Nepean Highway, Aspendale Vic 3195



4 2 3

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median Townhouse Price
28/02/2024 - 27/02/2025: $1,295,000

Comparable Properties



5/132 Nepean Hwy ASPENDALE 3195 (REI)

3 2 2

Price: $1,350,000
Method: Private Sale
Date: 23/12/2024
Property Type: Townhouse (Single)

Agent Comments



54B Iluka Av ASPENDALE 3195 (REI)

3 3 2

Price: $1,295,000
Method: Private Sale
Date: 20/12/2024
Property Type: Townhouse (Single)

Agent Comments

16b Ivan Av EDITHVALE 3196 (REI/VG)

3 2 2

Price: $1,310,000
Method: Private Sale
Date: 20/09/2024
Property Type: Townhouse (Res)
Land Size: 222 sqm approx

Agent Comments

Account - Hodges | P: 03 9589 6077 | F: 03 9589 1597

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