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	2/5 First Avenue, Aspendale VIC 3195

Indicative selling price

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

Range between $800,000 & $850,000

Median sale price

Median price $810,000 Property Type Unit Suburb Aspendale

Period - From 25/02/2025 to 24/08/2025 Source price_finder

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
1/3 Parkview Drive Aspendale VIC	$837,000	01/06/2025
19B First Avenue, Aspendale, Vic 3195	$860,000	01/03/2025
2 Longbeach Close, Aspendale, Vic 3195	$835,000	02/08/2025

This Statement of Information was prepared on: 25/08/2025