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	31 Branagan Drive, Aspendale Gardens VIC 3195

Indicative selling price

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

Range between $1,000,000 & $1,050,000

Median sale price

Median price $1,228,500 Property Type House Suburb Aspendale Gardens

Period - From 28/10/2024 to 27/04/2025 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
3 Rava Court Aspendale Gardens VIC	$1,061,000	29/03/2025
22 Kearney Drive, Aspendale Gardens VIC 3195	$1,085,000	26/04/2025
4 Chris Court Aspendale Gardens VIC	$1,135,000	16/11/2024

This Statement of Information was prepared on: 28/04/2025