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	66 ILUKA AVENUE ASPENDALE VIC 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,050,000	&	$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,253,500	Property type	House	Suburb	Aspendale
Period-from	01 Jul 2024	to	30 Jun 2025	Source	Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

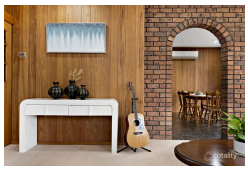
Address of comparable property	Price	Date of sale
76 ILUKA AVENUE ASPENDALE VIC 3195	$1,272,500	21-Jun-25
19 GOTHIC ROAD ASPENDALE VIC 3195	$1,085,000	31-May-25
35 DOLPHIN STREET ASPENDALE VIC 3195	$1,107,000	15-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 15 July 2025

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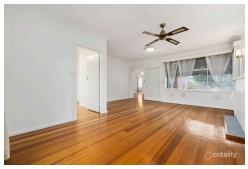


76 ILUKA AVENUE ASPENDALE VIC 3195

3 2 2

Sold Price RS $1,272,500 Sold Date 21-Jun-25

Distance 0.07km



19 GOTHIC ROAD ASPENDALE VIC 3195

3 1 1

Sold Price RS $1,085,000 Sold Date 31-May-25

Distance 0.61km



35 DOLPHIN STREET ASPENDALE VIC 3195

3 1 -

Sold Price $1,107,000 Sold Date 15-Mar-25

Distance 1.25km

RS = Recent sale **UN** = Undisclosed Sale

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