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 PINE COURT 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	$1,450,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,244,250	Property type	House	Suburb	Aspendale
Period-from	01 Sep 2024	to	31 Aug 2025	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 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
3 GOVERNOR ROAD MORDIALLOC VIC 3195	$1,427,000	10-Jul-25
84 BARKLY STREET MORDIALLOC VIC 3195	$1,610,000	22-Apr-25
47 MCDONALD STREET MORDIALLOC VIC 3195	$1,400,000	23-May-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: 02 September 2025

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3 GOVERNOR ROAD MORDIALLOC VIC 3195

3 1 2

Sold Price RS $1,427,000 Sold Date 10-Jul-25

Distance 0.39km



84 BARKLY STREET MORDIALLOC VIC 3195

3 1 1

Sold Price $1,610,000 Sold Date 22-Apr-25

Distance 0.7km



47 MCDONALD STREET MORDIALLOC VIC 3195

4 2 -

Sold Price RS $1,400,000 Sold Date 23-May-25

Distance 1.14km

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

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