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	1/7 Mill Street, Aspendale Vic 3195

Indicative selling price

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

Range between $1,350,000 & $1,400,000

Median sale price

Median price $1,291,000 Property Type Townhouse Suburb Aspendale

Period - From 02/07/2024 to 01/07/2025 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	10B Glen St ASPENDALE 3195	$1,305,000	10/04/2025
2	6A Kubis Av ASPENDALE 3195	$1,425,000	21/03/2025
3	11 Powlett St MORDIALLOC 3195	$1,420,000	17/02/2025

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: 02/07/2025 10:56



Property Type:
Agent Comments

Indicative Selling Price
$1,350,000 - $1,400,000
Median Townhouse Price
02/07/2024 - 01/07/2025: $1,291,000

Comparable Properties



10B Glen St ASPENDALE 3195 (REI/VG)

4 3 2

Price: $1,305,000
Method: Private Sale
Date: 10/04/2025
Property Type: Townhouse (Single)
Land Size: 305 sqm approx

Agent Comments



6A Kubis Av ASPENDALE 3195 (REI)

3 2 3

Price: $1,425,000
Method: Private Sale
Date: 21/03/2025
Property Type: Townhouse (Single)

Agent Comments



11 Powlett St MORDIALLOC 3195 (REI/VG)

3 2 2

Price: $1,420,000
Method: Private Sale
Date: 17/02/2025
Property Type: Townhouse (Single)
Land Size: 276 sqm approx

Agent Comments

Account - Buxton | P: 03 9563 9933

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