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 GOTHIC ROAD 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	$1,200,000	&	$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,260,000	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
1 EBB STREET ASPENDALE VIC 3195	$1,226,000	17-Apr-25
8 PINE COURT ASPENDALE VIC 3195	$1,437,500	10-Sep-25
25 JOFFRE AVENUE EDITHVALE VIC 3196	$1,331,000	19-Jul-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: 29 September 2025

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1 EBB STREET ASPENDALE VIC 3195

3 1 1

Sold Price **$1,226,000** Sold Date **17-Apr-25**

Distance **1.09km**



8 PINE COURT ASPENDALE VIC 3195

3 1 1

Sold Price RS **$1,437,500** Sold Date **10-Sep-25**

Distance **1.59km**



25 JOFFRE AVENUE EDITHVALE VIC 3196

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Sold Price RS **$1,331,000** UN Sold Date **19-Jul-25**

Distance **1.91km**

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

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