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	2 Llewellyn Avenue, Aspendale Gardens VIC 3195

Indicative selling price

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

Range between $1,390,000 & $1,490,000

Median sale price

Median price $1,225,000 Property Type House Suburb Aspendale Gardens

Period - From 02/04/2025 to 01/10/2025 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 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
11 Kentia Court Aspendale Gardens VIC 3195	$1,485,000	06/09/2025
3 Woodcock Walk Aspendale Gardens VIC 3195	$1,502,000	16/08/2025
12 Clair Court Aspendale Gardens VIC 3195	$1,390,000	09/08/2025

This Statement of Information was prepared on: 02/10/2025