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	1/50 Eulinga Avenue, Aspendale Vic 3195

Indicative selling price

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

Range between $900,000 & $950,000

Median sale price

Median price $1,272,500 Property Type House Suburb Aspendale

Period - From 01/10/2024 to 30/09/2025 Source REIV

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	3/10 Eulinga Av ASPENDALE 3195	$990,000	04/07/2025
2	1/42 Laura St ASPENDALE 3195	$970,000	14/06/2025
3	44a Station St ASPENDALE 3195	$1,000,000	31/05/2025

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: 06/11/2025 09:45

1/50 Eulinga Avenue, Aspendale Vic 3195



Property Type:
Agent Comments

Indicative Selling Price
$900,000 - $950,000
Median House Price
Year ending September 2025: $1,272,500

Comparable Properties



3/10 Eulinga Av ASPENDALE 3195 (REI/VG)
3 2 1

Price: $990,000
Method: Sold Before Auction
Date: 04/07/2025
Property Type: Townhouse (Res)

Agent Comments



1/42 Laura St ASPENDALE 3195 (REI/VG)
3 1 2

Price: $970,000
Method: Auction Sale
Date: 14/06/2025
Property Type: Townhouse (Res)

Agent Comments



44a Station St ASPENDALE 3195 (REI/VG)
3 2 2

Price: $1,000,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)

Agent Comments

Account - Buxton | P: 03 9583 9811 | F: 03 9584 6680

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