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	26 Lance Close, Aspendale Gardens VIC 3195

Indicative selling price

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

Range between $1,150,000 & $1,200,000

Median sale price

Median price $1,230,000 Property Type House Suburb Aspendale Gardens

Period - From 06/05/2025 to 04/11/2025 Source Cotality™

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
31 Branagan Drive Aspendale Gardens VIC 3195	$1,265,000	10/05/2025
36 Nurten Parade Aspendale Gardens VIC 3195	$1,200,000	04/10/2025

This Statement of Information was prepared on: 06/11/2025