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	89 Tarongo Drive, Aspendale VIC 3195

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,283,750 Property Type House Suburb Aspendale

Period - From 12/05/2025 to 11/11/2025 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
36 Nurten Parade Aspendale Gardens VIC 3195	$1,200,000	04/10/2025
47 Nirringa Avenue Aspendale VIC 3195	$1,100,000	25/07/2025
14 Cunningham Close Aspendale Gardens VIC 3195	$1,210,000	17/05/2025

This Statement of Information was prepared on: 12/11/2025