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<br>Including suburb and postcode | 80 Nurten Parade, Aspendale Gardens VIC 3195 |

## Indicative selling price

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

Range between $1,300,000 & $1,350,000

## Median sale price

Median price $1,240,000 Property Type House Suburb Aspendale Gardens

Period - From 17/05/2025 to 16/11/2025 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 |
|---|---|---|
| 77 Winners Circle Aspendale Gardens VIC 3195 | $1,315,000 | 17/10/2025 |
| 57 Winners Circle Aspendale Gardens VIC 3195 | $1,355,000 | 03/10/2025 |
| 14 Nurten Parade Aspendale Gardens VIC 3195 | $1,280,000 | 28/06/2025 |

This Statement of Information was prepared on: 17/11/2025