

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

1/11 LINCOLN PARADE ASPENDALE VIC 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$862,500

Property type

Unit

Suburb

Aspendale

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 6 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

4/6 AFTON WAY ASPENDALE VIC 3195	\$930,000	01-Feb-25
19B FIRST AVENUE ASPENDALE VIC 3195	\$860,000	01-Mar-25
2/34 EULINGA AVENUE ASPENDALE VIC 3195	\$925,000	01-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 28 April 2025



4/6 AFTON WAY ASPENDALE VIC 3195

Sold Price

\$930,000

Sold Date

01-Feb-25

3

2

2

Distance

0.34km



19B FIRST AVENUE ASPENDALE VIC 3195

Sold Price

^{RS} **\$860,000**

Sold Date

01-Mar-25

2

1

1

Distance

0.39km



2/34 EULINGA AVENUE ASPENDALE VIC 3195

Sold Price

^{RS} **\$925,000**

Sold Date

01-Mar-25

3

1

2

Distance

1.32km

RS = Recent sale

UN = Undisclosed Sale

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