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 | 14/148 Nepean Highway, Aspendale Vic 3195 |

## Indicative selling price

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

Range between $940,000 & $990,000

## Median sale price

Median price $1,293,000 Property Type Townhouse Suburb Aspendale

Period - From 12/05/2024 to 11/05/2025 Source Property Data

## 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 | 3/294 Nepean Hwy EDITHVALE 3196 | $950,000 | 16/04/2025 |
| 2 | 2/6 Bapaume Av EDITHVALE 3196 | $990,000 | 09/01/2025 |
| 3 | 2/173a Nepean Hwy ASPENDALE 3195 | $990,000 | 16/12/2024 |

**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: 12/05/2025 11:09

# 14/148 Nepean Highway, Aspendale Vic 3195

BARRYPLANT

3

**Property Type:**
Flat/Unit/Apartment (Res)

Agent Comments

**Indicative Selling Price**
$940,000 - $990,000
**Median Townhouse Price**
12/05/2024 - 11/05/2025: $1,293,000

## Comparable Properties

**3/294 Nepean Hwy EDITHVALE 3196 (REI)**

3 2 3

**Price:** $950,000
**Method:** Auction Sale
**Date:** 16/04/2025
**Property Type:** Townhouse (Single)

Agent Comments

**2/6 Bapaume Av EDITHVALE 3196 (VG)**

2 - -

**Price:** $990,000
**Method:** Sale
**Date:** 09/01/2025
**Property Type:** Flat/Unit/Apartment (Res)

Agent Comments

**2/173a Nepean Hwy ASPENDALE 3195 (REI/VG)**

3 2 2

**Price:** $990,000
**Method:** Private Sale
**Date:** 16/12/2024
**Property Type:** Townhouse (Single)

Agent Comments

**Account** - Barry Plant | P: 03 9586 0500

REIV THE DIFFERENCE

propertydata .com.au

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