

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

93 Tarongo Drive, Aspendale Vic 3195

Indicative selling price

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

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$1,253,500

Property Type House

Suburb Aspendale

Period - From 10/07/2024

to

09/07/2025

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	10 Yalambee Av ASPENDALE 3195	\$1,465,000	13/06/2025
2	58 Laura St ASPENDALE 3195	\$1,300,000	26/03/2025
3	48 Keith Av EDITHVALE 3196	\$1,475,000	17/03/2025

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:

10/07/2025 14:46



Property Type: House (Previously Occupied - Detached)
Land Size: 551 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,430,000
Median House Price
10/07/2024 - 09/07/2025: \$1,253,500

Comparable Properties



10 Yalambee Av ASPENDALE 3195 (REI)

Agent Comments



Price: \$1,465,000
Method: Private Sale
Date: 13/06/2025
Property Type: House
Land Size: 535 sqm approx



58 Laura St ASPENDALE 3195 (REI)

Agent Comments



Price: \$1,300,000
Method: Sold Before Auction
Date: 26/03/2025
Property Type: House (Res)
Land Size: 753 sqm approx



48 Keith Av EDITHVALE 3196 (VG)

Agent Comments



Price: \$1,475,000
Method: Sale
Date: 17/03/2025
Property Type: House (Res)
Land Size: 697 sqm approx

Account - Barry Plant | P: 03 9586 0500



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