

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

12/143 NEPEAN HIGHWAY 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

\$595,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$872,500

Property type

Unit

Suburb

Aspendale

Period-from

01 Jul 2025

to

30 Jun 2026

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 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

2/222-223 STATION STREET EDITHVALE VIC 3196	\$615,000	17-Apr-26
2/252 STATION STREET EDITHVALE VIC 3196	\$630,000	29-Apr-26
7/120-122 NEPEAN HIGHWAY ASPENDALE VIC 3195	\$580,000	03-Mar-26

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: 29 July 2026


**2/222-223 STATION STREET
EDITHVALE VIC 3196**

 2
  1
  1

Sold Price

\$615,000

Sold Date

17-Apr-26

Distance

1.41km

**2/252 STATION STREET
EDITHVALE VIC 3196**

 2
  1
  1

Sold Price

\$630,000

Sold Date

29-Apr-26

Distance

1.89km

**7/120-122 NEPEAN HIGHWAY
ASPENDALE VIC 3195**

 2
  1
  1

Sold Price

\$580,000

Sold Date

03-Mar-26

Distance

0.24km
RS = Recent sale

UN = Undisclosed Sale

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