

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

174 Wells Road, Aspendale Gardens VIC 3195

Indicative selling price

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

Range between

\$1,080,000

&

\$1,150,000

Median sale price

Median price

\$1,280,000

Property Type

House

Suburb

Aspendale Gardens

Period - From

21/09/2025

to

20/03/2026

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 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
158 Wells Road Aspendale Gardens VIC 3195	\$1,066,000	08/11/2025
12 Lynda Court Aspendale Gardens VIC 3195	\$1,205,000	28/02/2026
36 Nurten Parade Aspendale Gardens VIC 3195	\$1,200,000	04/10/2025

This Statement of Information was prepared on:

21/03/2026