

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

18 Bianca Drive, Aspendale Gardens VIC 3195

Indicative selling price

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

Range between

\$990,000

&

\$1,089,000

Median sale price

Median price

\$1,310,000

Property Type

House

Suburb

Aspendale Gardens

Period - From

25/02/2026

to

24/08/2026

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
6 Helmich Court Aspendale Gardens VIC 3195	\$1,040,000	21/07/2026
11 Meagan Court Aspendale Gardens VIC 3195	\$1,060,000	11/07/2026
4 Templeman Court Aspendale Gardens VIC 3195	\$1,090,000	29/07/2026

This Statement of Information was prepared on:

25/08/2026