

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

2/60 LAURA STREET 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

Suburb

Aspendale

Period-from

01 Jun 2025

to

31 May 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

1/60 LAURA STREET ASPENDALE VIC 3195	\$870,000	28-Mar-26
1/10 PINE COURT ASPENDALE VIC 3195	\$960,000	17-Apr-26
1/42 LAURA STREET ASPENDALE VIC 3195	\$970,000	14-Jun-25

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.~~

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1/60 LAURA STREET ASPENDALE
VIC 3195

4 1 1

Sold Price

\$870,000

Sold Date

28-Mar-26

Distance

0km



1/10 PINE COURT ASPENDALE VIC
3195

3 2 2

Sold Price

^{RS} **\$960,000**

Sold Date

17-Apr-26

Distance

1.26km



1/42 LAURA STREET ASPENDALE
VIC 3195

3 1 2

Sold Price

\$970,000

Sold Date

14-Jun-25

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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