

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

25 Glen Street, Aspendale VIC 3195

Indicative selling price

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

Range between

\$1,280,000

&

\$1,350,000

Median sale price

Median price

\$1,446,250

Property Type

House

Suburb

Aspendale

Period - From

17/10/2025

to

16/04/2026

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
8 Balaka Avenue Aspendale VIC 3195	\$1,350,000	22/10/2025
43 James Avenue Aspendale VIC 3195	\$1,360,000	14/02/2026
4 Pine Court Aspendale VIC 3195	\$1,320,000	24/02/2026

This Statement of Information was prepared on:

17/04/2026