

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

25C THE AVENUE SPOTSWOOD VIC 3015

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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Spotswood

Period-from

01 Mar 2025

to

28 Feb 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

8 MILL AVENUE YARRAVILLE VIC 3013	\$1,105,000	20-Sep-25
13 KINGHAM STREET NEWPORT VIC 3015	\$1,146,200	22-Oct-25
20 BRUCE STREET NEWPORT VIC 3015	\$1,205,000	14-Nov-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.~~

This Statement of Information was prepared on: 12 March 2026



8 MILL AVENUE YARRAVILLE VIC 3013

3 2 1

Sold Price

\$1,105,000

Sold Date

20-Sep-25

Distance

1.14km



13 KINGHAM STREET NEWPORT VIC 3015

3 2 1

Sold Price

\$1,146,200

Sold Date

22-Oct-25

Distance

1.23km



20 BRUCE STREET NEWPORT VIC 3015

3 2 2

Sold Price

\$1,205,000

Sold Date

14-Nov-25

Distance

1.37km

RS = Recent sale

UN = Undisclosed Sale

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