

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

31 Sutherland Avenue, Aspendale Gardens VIC 3195

Indicative selling price

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

Range between

\$1,150,000

&

\$1,190,000

Median sale price

Median price

\$1,285,750

Property Type

House

Suburb

Aspendale Gardens

Period - From

03/12/2025

to

02/06/2026

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 Gilchrist Way Aspendale Gardens VIC 3195	\$1,200,000	18/05/2026
91 Kearney Drive Aspendale Gardens VIC 3195	\$1,210,000	16/05/2026
18 Joelle Court Aspendale Gardens VIC 3195	\$1,235,000	13/05/2026

This Statement of Information was prepared on:

03/06/2026