

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

34/18 ROBERTSON PARADE 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

Unit

Suburb

Aspendale

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

30/18 ROBERTSON PARADE ASPENDALE VIC 3195	\$780,000	28-Mar-26
5/17-19 BIRDWOOD STREET ASPENDALE VIC 3195	\$730,000	05-Oct-25
2A ANN COURT ASPENDALE VIC 3195	\$760,000	09-Dec-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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**30/18 ROBERTSON PARADE
ASPENDALE VIC 3195**

2 1 1

Sold Price ^{RS} **\$780,000** Sold Date **28-Mar-26**

Distance **0km**



**5/17-19 BIRDWOOD STREET
ASPENDALE VIC 3195**

2 1 1

Sold Price **\$730,000** Sold Date **05-Oct-25**

Distance **0.43km**



**2A ANN COURT ASPENDALE VIC
3195**

2 1 1

Sold Price **\$760,000** Sold Date **09-Dec-25**

Distance **0.35km**

RS = Recent sale **UN** = Undisclosed Sale

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