

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

7/125-126 NEPEAN HIGHWAY 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$870,000

Property type

Unit

Suburb

Aspendale

Period-from

01 Sep 2025

to

31 Aug 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

3/49 NEPEAN HIGHWAY ASPENDALE VIC 3195	\$871,000	19-May-26
4/290-292 NEPEAN HIGHWAY EDITHVALE VIC 3196	\$805,000	18-Jul-26

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.

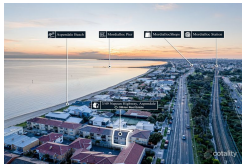
This Statement of Information was prepared on: 28 September 2026



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**3/49 NEPEAN HIGHWAY
ASPENDALE VIC 3195**

3 2 1

Sold Price

\$871,000

Sold Date **19-May-26**

Distance

1.2km



**4/290-292 NEPEAN HIGHWAY
EDITHVALE VIC 3196**

3 1 1

Sold Price

\$805,000

Sold Date **18-Jul-26**

Distance

1.8km

RS = Recent sale

UN = Undisclosed Sale

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