

## 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

76 ILUKA AVENUE ASPENDALE VIC 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,155,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,285,750

Property type

House

Suburb

Aspendale

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

54 TARONGO DRIVE ASPENDALE VIC 3195	\$1,265,000	01-Apr-25
14 CUNNINGHAM CLOSE ASPENDALE GARDENS VIC 3195	\$1,210,000	17-May-25
14 TARLEE COURT ASPENDALE VIC 3195	\$1,155,000	09-Nov-24

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: 24 May 2025

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**54 TARONGO DRIVE ASPENDALE  
VIC 3195**
 3    2    2

Sold Price

<sup>RS</sup>
**\$1,265,000**

Sold Date

**01-Apr-25**

Distance

**0.24km**

**14 CUNNINGHAM CLOSE  
ASPENDALE GARDENS VIC 3195**
 3    2    2

Sold Price

<sup>RS</sup>
**\$1,210,000**

Sold Date

**17-May-25**

Distance

**0.51km**

**14 TARLEE COURT ASPENDALE  
VIC 3195**
 3    1    2

Sold Price

**\$1,155,000**

Sold Date

**09-Nov-24**

Distance

**0.54km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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