

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

2/10 EULINGA AVENUE 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,253,500

Property type

Commercial

Suburb

Aspendale

Period-from

01 Jul 2024

to

30 Jun 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

3/5 PARK STREET MORDIALLOC VIC 3195	\$851,000	06-Jun-25
19/5 TAYLOR AVENUE ASPENDALE VIC 3195	\$750,000	20-Mar-25
1/3 PARKVIEW DRIVE ASPENDALE VIC 3195	\$837,000	01-Jun-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: 10 July 2025

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**3/5 PARK STREET MORDIALLOC
VIC 3195**

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Sold Price

\$851,000Sold Date **06-Jun-25**Distance **1.04km****19/5 TAYLOR AVENUE
ASPENDALE VIC 3195**

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Sold Price

\$750,000Sold Date **20-Mar-25**Distance **1.09km****1/3 PARKVIEW DRIVE ASPENDALE
VIC 3195**

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Sold Price

\$837,000Sold Date **01-Jun-25**Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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