

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

84 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

\$1,950,000

&

\$2,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$835,000

Property type

Unit

Suburb

Aspendale

Period-from

01 Jan 2025

to

31 Dec 2025

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

5 BONA VISTA AVENUE ASPENDALE VIC 3195	\$2,200,000	12-Aug-25
20 FOAM STREET PARKDALE VIC 3195	\$2,100,000	11-Oct-25
20 NEWINGTON PARADE CHELSEA VIC 3196	\$2,620,000	13-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.~~

This Statement of Information was prepared on: 16 January 2026

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**5 BONA VISTA AVENUE
ASPENDALE VIC 3195**

 3  3  2

Sold Price **\$2,200,000** Sold Date **12-Aug-25**

Distance **0.42km**



**20 FOAM STREET PARKDALE VIC
3195**

 4  2  2

Sold Price **\$2,100,000** Sold Date **11-Oct-25**

Distance **3.22km**



**20 NEWINGTON PARADE
CHELSEA VIC 3196**

 3  2  2

Sold Price ^{RS} **\$2,620,000** ^{UN} Sold Date **13-Dec-25**

Distance **4.37km**

RS = Recent sale

UN = Undisclosed Sale

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