

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

6 KELLY LANE 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

\$895,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,283,750

Property type

House

Suburb

Aspendale

Period-from

01 Nov 2024

to

31 Oct 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

3/10 EULINGA AVENUE ASPENDALE VIC 3195	\$990,000	03-Jul-25
7/16-18 TURAKINA AVENUE EDITHVALE VIC 3196	\$985,000	07-Oct-25
38 KOKODA PLACE MORDIALLOC VIC 3195	\$991,000	14-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: 26 November 2025

Jason Mudford

M 0417 361 367

E jason.mudford@obrienrealestate.com.au



**3/10 EULINGA AVENUE
ASPENDALE VIC 3195**

 3  2  1

Sold Price **\$990,000** Sold Date **03-Jul-25**

Distance **1.52km**



**7/16-18 TURAKINA AVENUE
EDITHVALE VIC 3196**

 3  1  2

Sold Price **\$985,000** Sold Date **07-Oct-25**

Distance **1.35km**



**38 KOKODA PLACE MORDIALLOC
VIC 3195**

 3  2  2

Sold Price **\$991,000** Sold Date **14-Jun-25**

Distance **2.64km**

RS = Recent sale

UN = Undisclosed Sale

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