

## 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

1/10 PINE COURT ASPENDALE VIC 3195

### Indicative selling price

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

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

Suburb

Aspendale

Period-from

01 Apr 2025

to

31 Mar 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

|                                        |             |           |
|----------------------------------------|-------------|-----------|
| 1/50 EULINGA AVENUE ASPENDALE VIC 3195 | \$990,000   | 08-Nov-25 |
| 1A RUVINA STREET ASPENDALE VIC 3195    | \$1,090,000 | 29-Nov-25 |
| 1/5 GIPPS AVENUE MORDIALLOC VIC 3195   | \$1,450,000 | 06-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: 10 April 2026

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**1/50 EULINGA AVENUE  
ASPENDALE VIC 3195**

 3  2  1

Sold Price **\$990,000** Sold Date **08-Nov-25**

Distance **0.43km**



**1A RUVINA STREET ASPENDALE  
VIC 3195**

 3  2  2

Sold Price **\$1,090,000** Sold Date **29-Nov-25**

Distance **0.31km**



**1/5 GIPPS AVENUE MORDIALLOC  
VIC 3195**

 3  2  1

Sold Price <sup>RS</sup> **\$1,450,000** Sold Date **06-Dec-25**

Distance **0.56km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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