

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

12 BANGALOW WAY ASPENDALE GARDENS 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

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,281,750

Property type

House

Suburb

Aspendale Gardens

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

13 WILDOER DRIVE ASPENDALE GARDENS VIC 3195	\$1,310,000	07-Mar-26
68 CHELSEA PARK DRIVE CHELSEA HEIGHTS VIC 3196	\$1,390,000	20-Jan-26
18 DENAHY COURT ASPENDALE GARDENS VIC 3195	\$1,310,000	18-Apr-26

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: 29 April 2026

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13 WILDOER DRIVE ASPENDALE GARDENS VIC 3195

 5  3  2

Sold Price

^{RS}

\$1,310,000

Sold Date

07-Mar-26

Distance

0.66km



68 CHELSEA PARK DRIVE CHELSEA HEIGHTS VIC 3196

 4  3  1

Sold Price

\$1,390,000

Sold Date

20-Jan-26

Distance

3.42km



18 DENAHY COURT ASPENDALE GARDENS VIC 3195

 4  3  3

Sold Price

^{RS}

\$1,310,000

^{UN}

Sold Date

18-Apr-26

Distance

1.03km

RS = Recent sale

UN = Undisclosed Sale

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