

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

13/5 TAYLOR 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

\$789,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$872,500

Property type

Unit

Suburb

Aspendale

Period-from

01 Aug 2025

to

31 Jul 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

4/519-521 NEPEAN HIGHWAY BONBEACH VIC 3196	\$810,000	08-May-26
1/11 FRASER AVENUE EDITHVALE VIC 3196	\$820,000	09-Jul-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: 04 August 2026

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**4/519-521 NEPEAN HIGHWAY
BONBEACH VIC 3196**

 2  1  1

Sold Price

\$810,000

Sold Date **08-May-26**

Distance

4.3km



**1/11 FRASER AVENUE EDITHVALE
VIC 3196**

 2  1  1

Sold Price

^{RS} **\$820,000**

Sold Date **09-Jul-26**

Distance

1.83km

RS = Recent sale

UN = Undisclosed Sale

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