

# 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

3 Woodcock Walk, Aspendale Gardens VIC 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,330,000

&

\$1,390,000

### Median sale price

Median price

\$1,227,000

Property Type

House

Suburb

Aspendale Gardens

Period - From

16/12/2024

to

16/06/2025

Source

price\_finder

### Comparable property sales (\*Delete A or B below as applicable)

**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 six months.

Address of comparable property	Price	Date of sale
5 Spinnaker Court Aspendale Gardens VIC	\$1,355,000	22/03/2025
20 Sutherland Avenue Aspendale Gardens VIC	\$1,310,000	11/06/2025

This Statement of Information was prepared on:

17/06/2025