

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

22 Longbeach Close, Aspendale Vic 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$820,000 & \$870,000

Median sale price

Median price \$865,000 Property Type Unit Suburb Aspendale

Period - From 22/06/2025 to 21/06/2026 Source Property Data

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 six 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	121a Albert St MORDIALLOC 3195	\$845,000	02/05/2026
2	1/60 Laura St ASPENDALE 3195	\$870,000	28/03/2026
3	2 Gothic Rd ASPENDALE 3195	\$865,000	14/02/2026

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 six months.~~

This Statement of Information was prepared on:

22/06/2026 10:39



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$820,000 - \$870,000
Median Unit Price
22/06/2025 - 21/06/2026: \$865,000

Comparable Properties



121a Albert St MORDIALLOC 3195 (REI/VG)

Agent Comments

2 1 2

Price: \$845,000
Method: Private Sale
Date: 02/05/2026
Property Type: Villa
Land Size: 202 sqm approx



1/60 Laura St ASPENDALE 3195 (REI/VG)

Agent Comments

2 1 1

Price: \$870,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 321 sqm approx



2 Gothic Rd ASPENDALE 3195 (REI/VG)

Agent Comments

2 1 1

Price: \$865,000
Method: Auction Sale
Date: 14/02/2026
Property Type: Unit
Land Size: 351 sqm approx

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