

## 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 5 Wildoer Drive, Aspendale Gardens, VIC 3195

### Indicative selling price

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

Price Range \$1,080,000 & \$1,180,000

### Median sale price

Median price \$1,299,000 Property Type House Suburb Aspendale Gardens (3195)

Period - From 01/04/2025 to 31/03/2026 Source pricefinder

### Comparable property sales

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
158 WELLS ROAD, ASPENDALE GARDENS VIC 3195	\$1,066,000	08/11/2025
12 LYNDA COURT, ASPENDALE GARDENS VIC 3195	\$1,205,000	28/02/2026
5 BRANAGAN DRIVE, ASPENDALE GARDENS VIC 3195	\$1,150,000	21/02/2026

This Statement of Information was prepared on: 10/04/2026