

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

6 Carla Court, Aspendale Gardens Vic 3195

Indicative selling price

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

Range between

\$900,000

&

\$950,000

Median sale price

Median price

\$1,312,500

Property Type

House

Suburb

Aspendale Gardens

Period - From

01/07/2025

to

30/06/2026

Source

REIV

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	14 Laird CI ASPENDALE GARDENS 3195	\$955,000	01/07/2026
2	174 Wells Rd ASPENDALE GARDENS 3195	\$960,000	07/05/2026
3	7 Denahy Ct ASPENDALE GARDENS 3195	\$970,000	26/02/2026

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:

27/07/2026 12:59



Property Type: House (Res)
Land Size: 520 sqm approx
Agent Comments

Indicative Selling Price
 \$900,000 - \$950,000
Median House Price
 Year ending June 2026: \$1,312,500

Comparable Properties



14 Laird CI ASPENDALE GARDENS 3195 (REI)

Agent Comments



Price: \$955,000
Method: Private Sale
Date: 01/07/2026
Property Type: House
Land Size: 651 sqm approx



174 Wells Rd ASPENDALE GARDENS 3195 (REI/VG)

Agent Comments



Price: \$960,000
Method: Sold Before Auction
Date: 07/05/2026
Property Type: House (Res)
Land Size: 616 sqm approx



7 Denahy Ct ASPENDALE GARDENS 3195 (VG)

Agent Comments



Price: \$970,000
Method: Sale
Date: 26/02/2026
Property Type: House (Res)
Land Size: 531 sqm approx

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