

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 9 Cunningham Close, Aspendale Gardens VIC 3195

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$1,250,000 Property type *House* Suburb Aspendale Gardens

Period - From 03/09/2026 to 03/03/2026 Source Cotality

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
80 Nurten Parade Aspendale Gardens VIC 3195	\$1,550,000	05/12/2025
2 Llewellyn Avenue Aspendale Gardens VIC 3195	\$1,580,000	08/11/2025
28 Jacqueline Drive Aspendale Gardens VIC 3195	\$1,606,000	28/02/2026

This Statement of Information was prepared on: 03/03/2026