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 James Avenue, Aspendale, Vic 3195

Indicative selling price

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

range between $1,350,000 & $1,395,000

Median sale price

Median price $1,437,500 Property type *House* Suburb Aspendale

Period - From 01/01/2026 to 31/03/2026 Source PropTrack

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
64 Albany Crescent, Aspendale, VIC 3195	$1,300,000	26/03/2026
43 James Avenue, Aspendale, VIC 3195	$1,360,000	14/02/2026
11 Albany Crescent, Aspendale, VIC 3195	$1,371,000	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: 20/04/2026