

## 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

15 ANZAC ROAD AINTREE VIC 3336

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$790,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$741,000

Property type

House

Suburb

Aintree

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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 6 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

16 QUARRY ROAD AINTREE VIC 3336	\$800,000	05-Dec-24
6 ALISMA AVENUE DEANSIDE VIC 3336	\$800,000	07-Nov-24

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 6 months.

This Statement of Information was prepared on: 10 April 2025



**16 QUARRY ROAD AINTREE VIC  
3336**

Sold Price

**\$800,000**

Sold Date **05-Dec-24**

 4  2  2

Distance **1.02km**



**6 ALISMA AVENUE DEANSIDE VIC  
3336**

Sold Price

Sold Date **07-Nov-24**

 4  2  2

Distance **1.69km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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