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<br>Including suburb and postcode | 11 WIRELESS DRIVE AINTREE VIC 3336 |

## Indicative selling price

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

| | | | | |
|---|---|---|---|---|
| Single Price | $545,500 | ~~or range between~~ | | & |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $399,000 | Property type | Land | Suburb | Aintree |
| Period-from | 01 Apr 2025 | to | 31 Mar 2026 | Source | Cotality |

## 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 |
|---|---|---|
| 29 KNABSTRUPPER STREET AINTREE VIC 3336 | $599,000 | 03-Dec-25 |
| 17 BILBERRY CIRCUIT AINTREE VIC 3336 | $528,000 | 12-Jan-26 |
| 22 TROOPER DRIVE AINTREE VIC 3336 | $565,000 | 21-Mar-26 |

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: 27 April 2026

Property Reports
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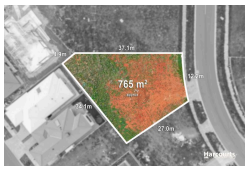



**29 KNABSTRUPPER STREET AINTREE VIC 3336**

- - -

Sold Price **$599,000** Sold Date **03-Dec-25**

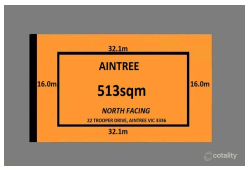
Distance **0.85km**

**17 BILBERRY CIRCUIT AINTREE VIC 3336**

- - -

Sold Price **$528,000** Sold Date **12-Jan-26**

Distance **0.87km**




**22 TROOPER DRIVE AINTREE VIC 3336**

- - -

Sold Price RS **$565,000** Sold Date **21-Mar-26**

Distance **1.55km**

**RS** = Recent sale **UN** = Undisclosed Sale

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