

## 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

19 ANZAC ROAD AINTREE VIC 3336

### Indicative selling price

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

Single Price

or range  
between

\$830,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Aintree

Period-from

01 Nov 2024

to

31 Oct 2025

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 23 PARADISE CRESCENT AINTREE VIC 3336 | \$805,000 | 28-Jun-25 |
| 21 WARRIGAL DRIVE AINTREE VIC 3336    | \$825,000 | 01-Sep-25 |
| 9 AINTREE BOULEVARD AINTREE VIC 3336  | \$845,000 | 12-Jul-25 |

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: 21 November 2025

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**23 PARADISE CRESCENT AINTREE VIC 3336** Sold Price **\$805,000** Sold Date **28-Jun-25**

4 2 2

Distance **0.97km**



**21 WARRIGAL DRIVE AINTREE VIC 3336** Sold Price <sup>RS</sup> **\$825,000** Sold Date **01-Sep-25**

4 2 2

Distance **0.93km**



**9 AINTREE BOULEVARD AINTREE VIC 3336** Sold Price **\$845,000** Sold Date **12-Jul-25**

3 2 2

Distance **0.62km**



**3 PREECE LANE AINTREE VIC 3336** Sold Price **\$898,000** Sold Date **02-Aug-25**

4 2 2

Distance **0.55km**



**10 CASSOWARY STREET AINTREE VIC 3336** Sold Price **\$893,100** Sold Date **11-Jun-25**

4 2 2

Distance **0.89km**

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

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