

## 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

LOT 7401 RECREATION 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

\$1,400,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Other

Suburb

Aintree

Period-from

01 Jul 2024

to

30 Jun 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

7 DRIFTWOOD STREET AINTREE VIC 3336	\$1,330,000	24-Jan-25
25 WOODLEA BOULEVARD AINTREE VIC 3336	\$1,550,000	02-Jul-25
18 WILDWOOD ROAD AINTREE VIC 3336	\$1,311,000	20-May-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: 22 July 2025



**7 DRIFTWOOD STREET AINTREE  
VIC 3336**

5 5 2

Sold Price **\$1,330,000** Sold Date **24-Jan-25**

Distance **0.6km**

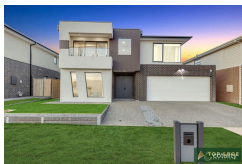


**25 WOODLEA BOULEVARD  
AINTREE VIC 3336**

5 5 2

Sold Price <sup>RS</sup> **\$1,550,000** Sold Date **02-Jul-25**

Distance **0.7km**



**18 WILDWOOD ROAD AINTREE VIC  
3336**

5 4 2

Sold Price <sup>RS</sup> **\$1,311,000** Sold Date **20-May-25**

Distance **0.66km**

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

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