

## 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

23 WIRELESS DRIVE 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

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$404,000

Property type

Land

Suburb

Aintree

Period-from

01 Aug 2025

to

31 Jul 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 19 STOCKADE WAY AINTREE VIC 3336     | \$800,000 | 28-Feb-26 |
| 256 FRONTIER AVENUE AINTREE VIC 3336 | \$805,000 | 09-May-26 |
| 19 HISTORICAL DRIVE AINTREE VIC 3336 | \$800,000 | 18-May-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: 07 August 2026

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**19 STOCKADE WAY AINTREE VIC 3336** Sold Price **\$800,000** Sold Date **28-Feb-26**  
Distance **0.66km**

1 2 2



**256 FRONTIER AVENUE AINTREE VIC 3336** Sold Price **\$805,000** Sold Date **09-May-26**  
Distance **0.95km**

4 2 2



**19 HISTORICAL DRIVE AINTREE VIC 3336** Sold Price <sup>RS</sup> **\$800,000** Sold Date **18-May-26**  
Distance **0.69km**

5 2 2

RS = Recent sale UN = Undisclosed Sale

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