

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 7402 RECREATION ROAD 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

\$1,150,000

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

2 DALWOOD CIRCUIT AINTREE VIC 3336	\$1,140,000	13-Feb-25
LOT 7440 REDGUM LOOP AINTREE VIC 3336	\$1,160,000	04-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: 22 July 2025



**2 DALWOOD CIRCUIT AINTREE
VIC 3336**

Sold Price **\$1,140,000** Sold Date **13-Feb-25**

4 2 2

Distance **0.45km**



**LOT 7440 REDGUM LOOP AINTREE
VIC 3336**

Sold Price **\$1,160,000** Sold Date **04-Jul-25**

4 - -

Distance **0.13km**

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

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