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	26 ANZAC 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~~		or range between	$739,000	&	$779,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$730,000	Property type	House	Suburb	Aintree
Period-from	01 Feb 2025	to	31 Jan 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
27 BROOM ROAD AINTREE VIC 3336	$750,000	19-Jan-26
25 COMMONWEALTH DRIVE AINTREE VIC 3336	$770,000	10-Nov-25
40 NEWFOREST DRIVE AINTREE VIC 3336	$772,500	29-Jan-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.~~

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27 BROOM ROAD AINTREE VIC 3336

4 2 2

Sold Price RS $750,000 Sold Date 19-Jan-26

Distance 0.71km



25 COMMONWEALTH DRIVE AINTREE VIC 3336

4 2 2

Sold Price $770,000 Sold Date 10-Nov-25

Distance 0.06km



40 NEWFOREST DRIVE AINTREE VIC 3336

4 2 2

Sold Price RS $772,500 Sold Date 29-Jan-26

Distance 0.42km

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

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