

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 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 or range between \$990,000 & \$1,090,000

Median sale price

(*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/> House	Suburb <input type="text"/> Aintree
Period-from <input type="text"/> 01 Dec 2024	to <input type="text"/> 30 Nov 2025	Source <input type="text"/> 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 MUSTER DRIVE AINTREE VIC 3336	\$1,045,000	17-Nov-25
8 TAMARIND PLACE AINTREE VIC 3336	\$1,010,000	01-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: 15 December 2025

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**7 MUSTER DRIVE AINTREE VIC
3336**

4 2 2

Sold Price **RS \$1,045,000** Sold Date **17-Nov-25**

Distance **0.79km**



**8 TAMARIND PLACE AINTREE VIC
3336**

4 2 2

Sold Price **\$1,010,000** Sold Date **01-Jul-25**

Distance **0.93km**

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

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