

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

13 NOLAN STREET 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

\$695,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Other

Suburb

Aintree

Period-from

01 Nov 2024

to

31 Oct 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

9 WALER STREET AINTREE VIC 3336	650000	19-May-25
17 TEDDY WALK AINTREE VIC 3336	640000	06-Dec-24
4 EGERTON PLACE AINTREE VIC 3336	705000	12-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: 28 November 2025


**9 WALER STREET AINTREE VIC
3336**
 4  2  2

Sold Price

650000

 Sold Date **19-May-25**

 Distance **0.48km**

**17 TEDDY WALK AINTREE VIC
3336**
 4  2  2

Sold Price

640000

 Sold Date **06-Dec-24**

 Distance **0.25km**

**4 EGERTON PLACE AINTREE VIC
3336**
 4  2  2

Sold Price

705000

 Sold Date **12-May-25**

 Distance **0.9km**

**20 LINESMAN DRIVE AINTREE VIC
3336**
 4  2  2

Sold Price

701000

 Sold Date **24-Jul-25**

 Distance **0.38km**

**24 MAIN STREET AINTREE VIC
3336**
 4  2  2

Sold Price

610000

 Sold Date **20-Jan-25**

 Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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