

## 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

30 STOCKADE WAY 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

\$1,150,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Aintree

Period-from

01 Apr 2025

to

31 Mar 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

9 HAZELWOOD DRIVE AINTREE VIC 3336	\$1,160,000	13-Aug-25
8 WIRELESS DRIVE AINTREE VIC 3336	-	16-Mar-26
260 FRONTIER AVENUE AINTREE VIC 3336	\$1,200,000	03-Dec-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: 03 April 2026



**9 HAZELWOOD DRIVE AINTREE  
VIC 3336**

 4  -  -

Sold Price

**\$1,160,000**

Sold Date **13-Aug-25**

Distance **1.16km**



**8 WIRELESS DRIVE AINTREE VIC  
3336**

 4  2  3

Sold Price

<sup>RS</sup> - <sup>UN</sup>

Sold Date **16-Mar-26**

Distance **0.87km**



**260 FRONTIER AVENUE AINTREE  
VIC 3336**

 5  3  2

Sold Price

**\$1,200,000**

Sold Date **03-Dec-25**

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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