

## 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

63 HAZELWOOD DRIVE 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

\$460,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$706,250

Property type

Other

Suburb

Aintree

Period-from

01 Aug 2025

to

31 Jul 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 44 HAZELWOOD DRIVE AINTREE VIC 3336  | \$467,000 | 09-Feb-26 |
| 47 BILBERRY CIRCUIT AINTREE VIC 3336 | \$460,000 | 26-Jun-25 |
| 45 BILBERRY CIRCUIT AINTREE VIC 3336 | \$460,000 | 27-Aug-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 August 2026



**44 HAZELWOOD DRIVE AINTREE  
VIC 3336**

Sold Price **\$467,000** Sold Date **09-Feb-26**

 4  2  2

Distance **0km**



**47 BILBERRY CIRCUIT AINTREE  
VIC 3336**

Sold Price **\$460,000** Sold Date **26-Jun-25**

 4  2  -

Distance **0km**



**45 BILBERRY CIRCUIT AINTREE  
VIC 3336**

Sold Price Sold Date **27-Aug-25**

 -  -  -

Distance **0.2km**

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

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