Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

		Date prepared	17/11/2026

Property offered for sale

Address Including suburb and postcode	13 Shaw Street, Aintree, Vic 3336

Key features of the property

Building Type	**# of bedrooms**	**# of bathrooms**	**# of car spaces**	**Internal floor space (in m^2)**	**Total land size (in m^2)**
HOUSE	4	2	2	30	532

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price				
or				
Range between	$790,000	&	$840,000	

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section. [*Insert N/A if the property is not to be sold by auction or fixed-date sale*]

Seller's reserve price	N/A		

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price	$730,000	Property type	House	Suburb	Aintree

Period: from	01/08/2026	to	31/10/2026	Source	

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

If there were fewer than three, but one or two, comparable properties, these must be included below. These properties were used to help determine the estimated selling price.

[*Insert N/A in blank sections*]

Comparable property 1

Address		**Sale price**		**Date of sale**	
13 Cassowary Street, Aintree, VIC 3336		$822,000		08/10/2026	
Key features					
Building Type	**# of bedrooms**	**# of bathrooms**	**# of car spaces**	**Internal floor space (in m^2)**	**Total land size (in m^2)**
House	4	2	2	N/A	512

Comparable property 2

Address		**Sale price**		**Date of sale**	
N/A		N/A		N/A	
Key features					
Building Type	**# of bedrooms**	**# of bathrooms**	**# of car spaces**	**Internal floor space (in m^2)**	**Total land size (in m^2)**
N/A	N/A	N/A	N/A	N/A	N/A

Comparable property 3

Address		**Sale price**		**Date of sale**	
N/A		N/A		N/A	
Key features					
Building Type	**# of bedrooms**	**# of bathrooms**	**# of car spaces**	**Internal floor space (in m^2)**	**Total land size (in m^2)**
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

	I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

[*Insert N/A if there were three comparable properties*]

Comparable sales note – 13 Shaw Street, Aintree VIC 3336

There is limited recent sales evidence for this property. Aintree is a newer, developing area, and few recent sales closely match it in land size, build quality and floor plan.

Only one recent sale is a close comparable:
Other properties in the area have also sold recently. They have not been included as comparables because they differ significantly from the subject property in land size, quality of finish and floor plan, so they would not give an accurate guide to its value.

For this reason, fewer than three comparable sales have been provided.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	$_____
Unconditional sale date	_____/_____/_____