

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	28 Warrigal Drive Aintree, 3336
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting).

Range between	\$690,000 & \$720,000
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### Median sale price

Median price	\$701,500	Property Type	HOUSE	Suburb	AINTREE, VIC, 3336
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Period - From	01-Jan-2026	to	02-Jun-2026	Source	REALESTATE.COM
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### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	11 ANZAC RD, AINTREE 3336	\$755,000	27-May-2026
2	9 ANZAC ROAD, AINTREE 3336	\$750,000	17-Mar-2026
3	34 SIGNAL CCT, AINTREE 3336	\$765,000	25-Apr-2026

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