

## 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

18 HACKBERRY STREET 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

\$710,000

&

\$749,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$402,500

Property type

Land

Suburb

Aintree

Period-from

01 Sep 2025

to

31 Aug 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 12 VISION STREET AINTREE VIC 3336    | \$730,000 | 23-Apr-26 |
| 62 CORDHILL CIRCUIT AINTREE VIC 3336 | \$736,000 | 10-Jun-26 |
| 17 QUARRY ROAD AINTREE VIC 3336      | \$730,000 | 08-Sep-26 |

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: 29 September 2026


**12 VISION STREET AINTREE VIC 3336**
 4  2  2

Sold Price

**\$730,000**

Sold Date

**23-Apr-26**

Distance

**0.21km**

**62 CORDHILL CIRCUIT AINTREE VIC 3336**
 4  2  2

Sold Price

**\$736,000**

Sold Date

**10-Jun-26**

Distance

**0.59km**

**17 QUARRY ROAD AINTREE VIC 3336**
 4  2  2

Sold Price

<sup>RS</sup> **\$730,000**

Sold Date

**08-Sep-26**

Distance

**1.19km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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