



STATEMENT OF INFORMATION

11 SUFFOLK PLACE, AINTREE, VIC 3336

PREPARED BY MATHEW IULIANO , THE ELEET CAROLINE SPRINGS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 SUFFOLK PLACE, AINTREE, VIC 3336

 4  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$700,000 to \$740,000

Provided by: Akshit Gahlayan, THE ELET Caroline Springs

MEDIAN SALE PRICE



AINTREE, VIC, 3336

Suburb Median Sale Price (House)

\$715,000

01 July 2024 to 30 June 2025

Provided by: 

COMPARABLE PROPERTIES

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



26 HENDERSON CCT, AINTREE, VIC 3336

 4  2  2

Sale Price

\$700,000

Sale Date: 09/07/2025

Distance from Property: 1.3km



14 ROSEMARY AVE, AINTREE, VIC 3336

 4  2  2

Sale Price

\$749,500

Sale Date: 16/06/2025

Distance from Property: 1.5km



This report has been compiled on 17/08/2025 by THE ELET Caroline Springs. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

11 SUFFOLK PLACE, AINTREE, VIC 3336

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$700,000 to \$740,000

Median sale price

Median price

\$715,000

Property type

House

Suburb

AINTREE

Period

01 July 2024 to 30 June 2025

Source


pricefinder

Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property

Price

Date of sale

26 HENDERSON CCT, AINTREE, VIC 3336	\$700,000	09/07/2025
14 ROSEMARY AVE, AINTREE, VIC 3336	\$749,500	16/06/2025

This Statement of Information was prepared on:

17/08/2025