

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

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$594,999

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Other

Suburb

Aintree

Period-from

01 Mar 2025

to

28 Feb 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

38 ELMHURST AVENUE AINTREE VIC 3336	\$643,000	27-Nov-25
9 POWER STREET AINTREE VIC 3336	\$587,000	04-Jun-25
6 ENDURANCE ROAD AINTREE VIC 3336	\$590,000	03-Dec-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.~~

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Real Estate

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**38 ELMHURST AVENUE AINTREE
VIC 3336**

Sold Price

\$643,000

Sold Date

27-Nov-25

3

-

-

Distance

0.24km



**9 POWER STREET AINTREE VIC
3336**

Sold Price

\$587,000

Sold Date

04-Jun-25

3

2

1

Distance

0.26km



**6 ENDURANCE ROAD AINTREE VIC
3336**

Sold Price

\$590,000

Sold Date

03-Dec-25

3

2

1

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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