

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

2 DECIPHER STREET AINTREE VIC 3336

Indicative selling price

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

Single Price

or range
between

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Aintree

Period-from

01 Jul 2025

to

30 Jun 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

6 ENDURANCE ROAD AINTREE VIC 3336	\$590,000	03-Dec-25
39 ORLOV STREET AINTREE VIC 3336	\$610,000	20-Dec-25
49 CETONA STREET FRASER RISE VIC 3336	\$600,000	24-Jul-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.~~

This Statement of Information was prepared on: 02 July 2026



6 ENDURANCE ROAD AINTREE VIC 3336 Sold Price **\$590,000** Sold Date **03-Dec-25**

 3  2  1

Distance **0.45km**



39 ORLOV STREET AINTREE VIC 3336 Sold Price **\$610,000** Sold Date **20-Dec-25**

 3  2  2

Distance **1.02km**



49 CETONA STREET FRASER RISE VIC 3336 Sold Price **\$600,000** Sold Date **24-Jul-25**

 3  2  2

Distance **4.39km**

RS = Recent sale **UN** = Undisclosed Sale

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