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	4 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	$560,000	&	$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	Property type	Unit	Suburb	Aintree
Period-from	01 Feb 2025	to	31 Jan 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.

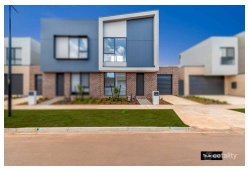
Address of comparable property	Price	Date of sale
9 ENDURANCE ROAD AINTREE VIC 3336	$610,000	20-Oct-25
28 POWER STREET AINTREE VIC 3336	$590,000	16-Oct-25
46 PLAINS CIRCUIT AINTREE VIC 3336	$584,000	04-Sep-25

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: 09 February 2026

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9 ENDURANCE ROAD AINTREE VIC 3336

3 2 1

Sold Price **$610,000** Sold Date **20-Oct-25**

Distance **0.45km**



28 POWER STREET AINTREE VIC 3336

3 2 1

Sold Price **$590,000** Sold Date **16-Oct-25**

Distance **0.66km**



46 PLAINS CIRCUIT AINTREE VIC 3336

3 2 1

Sold Price **$584,000** Sold Date **04-Sep-25**

Distance **0.58km**

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

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