

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 ENDURANCE ROAD 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

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

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

7 FASCINATION CIRCUIT AINTREE VIC 3336	\$650,000	04-Jun-26
16 SHINING LANE AINTREE VIC 3336	\$620,000	01-Apr-26
66 SIGNAL CIRCUIT AINTREE VIC 3336	\$655,000	03-Aug-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: 04 September 2026



7 FASCINATION CIRCUIT AINTREE VIC 3336

Sold Price

\$650,000

Sold Date

04-Jun-26

4 3 2

Distance

0.28km



16 SHINING LANE AINTREE VIC 3336

Sold Price

\$620,000

Sold Date

01-Apr-26

4 3 2

Distance

0.6km



66 SIGNAL CIRCUIT AINTREE VIC 3336

Sold Price

^{RS} **\$655,000**

Sold Date

03-Aug-26

4 3 2

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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