

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 THAMES 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

\$690,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Aintree

Period-from

01 Sep 2024

to

31 Aug 2025

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

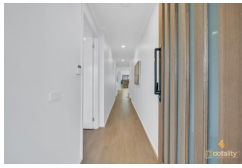
Date of sale

4 EGERTON PLACE AINTREE VIC 3336	\$705,000	21-Aug-25
26 HENDERSON CIRCUIT AINTREE VIC 3336	\$700,000	09-Jul-25
20 LINESMAN DRIVE AINTREE VIC 3336	\$701,000	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: 04 September 2025


4 EGERTON PLACE AINTREE VIC 3336

Sold Price

^{RS}
\$705,000

Sold Date

21-Aug-25


Distance

0.12km

26 HENDERSON CIRCUIT AINTREE VIC 3336

Sold Price

\$700,000

Sold Date

09-Jul-25


Distance

0.22km

20 LINESMAN DRIVE AINTREE VIC 3336

Sold Price

\$701,000

Sold Date

24-Jul-25


Distance

0.68km
RS = Recent sale

UN = Undisclosed Sale

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