

## 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

58 ELMHURST AVENUE AINTREE VIC 3336

### Indicative selling price

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

Single Price

or range  
between

\$500,000

&

\$550,000

### 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

43 HEMINGWAY DRIVE ROCKBANK VIC 3335	\$550,000	16-Dec-25
84 ELMHURST AVENUE AINTREE VIC 3336	\$545,000	17-Oct-25
26 COBBLEFIELD STREET AINTREE VIC 3336	\$542,000	16-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: 23 February 2026



**43 HEMINGWAY DRIVE  
ROCKBANK VIC 3335**

 3  2  2

Sold Price **\$550,000** Sold Date **16-Dec-25**

Distance **1.63km**



**84 ELMHURST AVENUE AINTREE  
VIC 3336**

 3  3  2

Sold Price **\$545,000** Sold Date **17-Oct-25**

Distance **0.12km**



**26 COBBLEFIELD STREET AINTREE  
VIC 3336**

 3  2  1

Sold Price **\$542,000** Sold Date **16-Sep-25**

Distance **0.52km**

RS = Recent sale      UN = Undisclosed Sale

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