

Statement of Information

Singleresidentialproperty located in the Melbourne metropolitan area

Section47AOftheEstateAgents Act 1980

Property offered for sale

Address
Including suburb and
postcode

ADDRESS AVAIL ON REQUEST _
AINTREE VIC 3336

Indicative selling price

Forthemeaningof thisprice see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$429,000

&

\$469,000

Median sale price

(*Deletehouseorunit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Aintree

Period-from

01 Jun 2025

to

31 May 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

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: 01 June 2026