

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

6 CASCARILLA 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

\$980,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$708,500

Property type

House

Suburb

Aintree

Period-from

01 Aug 2025

to

31 Jul 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 MUSTER DRIVE AINTREE VIC 3336	\$1,045,000	15-Nov-25
28 WOODLEA BOULEVARD AINTREE VIC 3336	\$960,000	08-Sep-25
20 ANISEED AVENUE AINTREE VIC 3336	\$1,030,000	18-Feb-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: 06 August 2026


7 MUSTER DRIVE AINTREE VIC 3336

 4
  2
  2

Sold Price

\$1,045,000

Sold Date

15-Nov-25

Distance

0.28km

28 WOODLEA BOULEVARD AINTREE VIC 3336

 4
  2
  2

Sold Price

\$960,000

Sold Date

08-Sep-25

Distance

0.39km

20 ANISEED AVENUE AINTREE VIC 3336

 4
  3
  2

Sold Price

\$1,030,000

Sold Date

18-Feb-26

Distance

1.59km

RS = Recent sale

UN = Undisclosed Sale

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