

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 DECIPHER 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

\$560,000

&

\$590,000

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

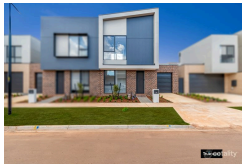
Date of sale

9 ENDURANCE ROAD AINTREE VIC 3336	\$610,000	20-Oct-25
28 POWER STREET AINTREE VIC 3336	\$590,000	16-Oct-25
46 PLAINS CIRCUIT AINTREE VIC 3336	\$584,000	04-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: 09 February 2026



9 ENDURANCE ROAD AINTREE VIC 3336

Sold Price

\$610,000

Sold Date

20-Oct-25

 3  2  1

Distance

0.45km



28 POWER STREET AINTREE VIC 3336

Sold Price

\$590,000

Sold Date

16-Oct-25

 3  2  1

Distance

0.66km



46 PLAINS CIRCUIT AINTREE VIC 3336

Sold Price

\$584,000

Sold Date

04-Sep-25

 3  2  1

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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