

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

5 GODFREY 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Aintree

Period-from

01 Jul 2024

to

30 Jun 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

2 POPPY PLACE AINTREE VIC 3336	\$645,000	22-Feb-25
18 DRIFTWOOD STREET AINTREE VIC 3336	\$640,000	06-Mar-25
11 EVERGILD STREET AINTREE VIC 3336	\$660,000	28-Mar-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 July 2025


2 POPPY PLACE AINTREE VIC 3336 Sold Price

^{RS}
\$645,000

Sold Date

22-Feb-25


Distance

0.21km

18 DRIFTWOOD STREET AINTREE VIC 3336 Sold Price

\$640,000

Sold Date

06-Mar-25


Distance

0.34km

11 EVERGILD STREET AINTREE VIC 3336 Sold Price

\$660,000

Sold Date

28-Mar-25


Distance

1.26km
RS = Recent sale

UN = Undisclosed Sale

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