

## 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

3 GROMARK STREET 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

\$1,333,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Aintree

Period-from

01 May 2025

to

30 Apr 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

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 3 FLOCK STREET AINTREE VIC 3336      | \$1,350,000 | 10-Jan-26 |
| 22 MORRISEY TERRACE AINTREE VIC 3336 | \$1,340,000 | 27-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: 18 May 2026



**3 FLOCK STREET AINTREE VIC 3336**

5 3 3

Sold Price **\$1,350,000** Sold Date **10-Jan-26**

Distance **0.08km**



**22 MORRISEY TERRACE AINTREE VIC 3336**

5 3 3

Sold Price **\$1,340,000** Sold Date **27-Feb-26**

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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