

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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$718,500

Property type

House

Suburb

Aintree

Period-from

01 Apr 2025

to

31 Mar 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
20 ANISEED AVENUE AINTREE VIC 3336	\$1,030,000	24-Feb-26
8 FOLD CIRCUIT BONNIE BROOK VIC 3335	\$1,050,000	28-Nov-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: 19 April 2026



7 MUSTER DRIVE AINTREE VIC 3336

 4  2  2

Sold Price

\$1,045,000

Sold Date

15-Nov-25

Distance

0.28km



20 ANISEED AVENUE AINTREE VIC 3336

 4  3  2

Sold Price

^{RS} **\$1,030,000**

Sold Date

24-Feb-26

Distance

1.58km



8 FOLD CIRCUIT BONNIE BROOK VIC 3335

 5  3  2

Sold Price

\$1,050,000

Sold Date

28-Nov-25

Distance

1.96km

RS = Recent sale

UN = Undisclosed Sale

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