

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 FURLONG WAY 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

\$820,000

&

\$860,000

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

6 IRWELL LANE AINTREE VIC 3336	\$862,500	02-Apr-26
14 GOOSEBERRY ROAD AINTREE VIC 3336	\$850,000	24-Jan-26
3 FERNELEY VIEW AINTREE VIC 3336	\$818,000	26-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: 28 May 2026


6 IRWELL LANE AINTREE VIC 3336 Sold Price

^{RS} **\$862,500** Sold Date **02-Apr-26**
 4  2  2

 Distance **0.65km**

14 GOOSEBERRY ROAD AINTREE VIC 3336 Sold Price

\$850,000 Sold Date **24-Jan-26**
 4  3  2

 Distance **1.2km**

3 FERNELEY VIEW AINTREE VIC 3336 Sold Price

\$818,000 Sold Date **26-Nov-25**
 4  2  2

 Distance **1.16km**
RS = Recent sale

UN = Undisclosed Sale

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