

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$910,000

### 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

3 GOOSEBERRY ROAD AINTREE VIC 3336	811000	07-Oct-25
14 GOOSEBERRY ROAD AINTREE VIC 3336	850000	24-Jan-26
19 FALDO STREET AINTREE VIC 3336	865000	20-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: 15 April 2026


**3 GOOSEBERRY ROAD AINTREE  
VIC 3336**

Sold Price

**811000**

 Sold Date **07-Oct-25**
 4
  
  2
  
  2

Distance -


**14 GOOSEBERRY ROAD AINTREE  
VIC 3336**

Sold Price

**850000**

 Sold Date **24-Jan-26**
 4
  
  3
  
  2

Distance -


**19 FALDO STREET AINTREE VIC  
3336**

Sold Price

**865000**

 Sold Date **20-Nov-25**
 4
  
  2
  
  2

Distance -

RS = Recent sale

UN = Undisclosed Sale

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