

## 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

25 CONWAY CIRCUIT 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

\$690,000

&

\$739,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$716,500

Property type

House

Suburb

Aintree

Period-from

01 Jul 2025

to

30 Jun 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

26 FALDO STREET AINTREE VIC 3336	\$725,000	15-May-25
4 EGERTON PLACE AINTREE VIC 3336	\$705,000	12-May-25
29 MARWARI WAY AINTREE VIC 3336	\$720,500	21-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.~~

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Peter Asi

P 0343286088

M 0449291663

E peter.asi@bacchusmarsh.rh.com.au



**26 FALDO STREET AINTREE VIC 3336**

Sold Price

**\$725,000**

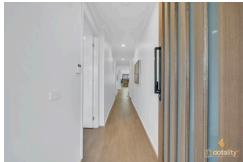
Sold Date

**15-May-25**

4 2 2

Distance

**0.18km**



**4 EGERTON PLACE AINTREE VIC 3336**

Sold Price

**\$705,000**

Sold Date

**12-May-25**

4 2 2

Distance

**0.25km**



**29 MARWARI WAY AINTREE VIC 3336**

Sold Price

**\$720,500**

Sold Date

**21-Feb-26**

4 2 2

Distance

**0.72km**

RS = Recent sale

UN = Undisclosed Sale

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