

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

26 FASCINATION CIRCUIT 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

\$574,999

or range
between

&

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

42 MAIN STREET AINTREE VIC 3336	\$615,000	16-Dec-25
34 ELMHURST AVENUE AINTREE VIC 3336	\$592,000	03-Apr-26
38 ELMHURST AVENUE AINTREE VIC 3336	\$643,000	27-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.~~

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Real Estate

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42 MAIN STREET AINTREE VIC 3336

3 2 2

Sold Price

\$615,000

Sold Date **16-Dec-25**

Distance **0.17km**



34 ELMHURST AVENUE AINTREE VIC 3336

3 2 1

Sold Price

^{RS} **\$592,000**

Sold Date **03-Apr-26**

Distance **0.24km**



38 ELMHURST AVENUE AINTREE VIC 3336

3 - -

Sold Price

\$643,000

Sold Date **27-Nov-25**

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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