

Buyer Market Summary June 2026

**3496 Peninsula Cir
Melbourne, FL 32940**



Sheri Taylor

☎ Work 321-480-1100

☎ Mobile 321-480-1100

✉ 321development@infinityboxproductions.com



3496 Peninsula Cir. Melbourne, FL 32940



*Room names and layout are for illustrative purposes only and may not be to scale. Measurements and dimensions should be independently verified.

3496 Peninsula Cir, Melbourne, FL 32940



● **Active / For Sale** • Active: 2/13/2026

List Price
\$710,000
 Active Date 2/13/2026 Listing ID 1069274

CMA Value
\$750,000
 Last Edited 6/20/2026 Price per Sq Ft \$310

 **4 Beds**
  **3 Baths**
  **2,420 Sq Ft**
  **0.25 Acres**

Basic Facts

Type Single Family	Price by SqFt \$293 per sq ft
Days in RPR 133	Price to Est. Value 102%
HOA Dues \$615 yr	Land Use Single Family Residential
Year Built 2004	APN/TaxID 26-36-25-25-0000D.0-0014.00

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.



Property Information

Property Facts

Name	Public Facts	Listing Facts	Agent Refinements
Property Type	Single Family	Single Family	–
Property Subtype	Single Family Residential	Single Family Residence	–
Bedrooms	4	4	–
Total Baths	3	3	–
Full Baths	3	3	–
Partial Baths	–	–	–
Living Area (sq ft)	2,420	2,420	–
Building Area (sq ft)	2,420	2,420	–
Lot Size	0.25 acres	0.25 acres	–
Lot Dimensions	10890 SF	–	–
Garage	Yes	Yes	–
Garage (spaces)	0	3	–
Pool	Yes	Yes	–
Year Built	2004	2004	–
Roofing	Asphalt	Shingle	–
Heating	Central	Central	–
Cooling	Central	Central Air	–
Foundation	Slab	–	–
Construction	Masonry	Block, Concrete, Stucco	–
Exterior Walls	Stucco	–	–
Number of Units	1	–	–
Number of Stories	1	One	–

Homeowner Association

Association	Yes	Dues	\$615
Payments Per Year	1	Features	Other

Photos

Listing Photos



Pricing Summary

Advanced CMA Value

Price estimate based on comps.











\$750,000

CMA

Comp Property Summary

14 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	Days in RPR	\$ Per Sq Ft	Price or Est. Value
	<p>3496 Peninsula Cir Melbourne, FL 32940 MLS ID: 1069274 ● Active / For Sale</p> <p><i>Listing Courtesy of Keller Williams Realty Brevard</i></p>	Single Family	4/3	2,420	0.25 acres	2004	133	\$293	\$710,000
	<p>6115 Anello Dr Melbourne, FL 32940 MLS ID: 1063605 ■ Closed / For Sale</p> <p><i>Courtesy of RE/MAX Elite</i></p>	Single Family	4/3	2,848	0.27 acres	2004	203	\$288	\$820,000
	<p>3637 Peninsula Cir Melbourne, FL 32940 MLS ID: 1061072 ■ Closed / For Sale</p> <p><i>Courtesy of Real Broker, LLC</i></p>	Single Family	4/3	2,488	0.26 acres	2003	66	\$269	\$670,000
	<p>4210 Stoney Point Rd Melbourne, FL 32940 MLS ID: 1072335 ■ Closed / For Sale</p> <p><i>Courtesy of Hart To Hart Real Estate, Inc.</i></p>	Single Family	4/3	2,402	10,454 sqft	2002	42	\$298	\$715,000
	<p>4059 Chastain Dr Melbourne, FL 32940 MLS ID: 1079556 ● Pending / For Sale</p> <p><i>Listing Courtesy of Lokation Real Estate</i></p>	Single Family	4/3	2,504	0.28 acres	2003	3	\$294	\$735,000
	<p>4328 Chastain Dr Melbourne, FL 32940 MLS ID: 1070583 ● Pending / For Sale</p> <p><i>Listing Courtesy of EXP Realty, LLC</i></p>	Single Family	4/3	2,515	9,148 sqft	2005	82	\$266	\$669,900

3496 Peninsula Cir, Melbourne, FL 32940

14 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	Days in RPR	\$ Per Sq Ft	Price or Est. Value
	 <p>3496 Peninsula Cir Melbourne, FL 32940 MLS ID: 1069274 ● Active / For Sale</p> <p><i>Listing Courtesy of Keller Williams Realty Brevard</i></p>	Single Family	4/3	2,420	0.25 acres	2004	133	\$293	\$710,000
6	 <p>1122 Vestavia Cir Melbourne, FL 32940 MLS ID: 1079817 ● Active / For Sale</p> <p><i>Listing Courtesy of EXP Realty, LLC</i></p>	Single Family	4/4	2,543	10,019 sqft	2005	14	\$285	\$725,000
7	 <p>4628 Chastain Dr Melbourne, FL 32940 MLS ID: 1077325 ● Active Under Contract / For Sale</p> <p><i>Listing Courtesy of Century 21 Lighthouse Realty</i></p>	Single Family	4/3	2,834	0.26 acres	2005	44	\$249	\$705,000
8	 <p>4638 Alamanda Dr Melbourne, FL 32940 MLS ID: 1070226 ■ Closed / For Sale</p> <p><i>Courtesy of Compass Florida, LLC</i></p>	Single Family	4/3	2,490	0.26 acres	2002	2	\$269	\$670,500
9	 <p>3616 Peninsula Cir Melbourne, FL 32940 MLS ID: 1051440 ■ Closed / For Sale</p> <p><i>Courtesy of RE/MAX Solutions</i></p>	Single Family	4/3	2,456	9,583 sqft	2004	45	\$297	\$730,000
10	 <p>7977 Bradwick Way Melbourne, FL 32940 MLS ID: 1076941 ● Active / For Sale</p> <p><i>Listing Courtesy of Cornell Real Estate</i></p>	Single Family	4/3	2,605	0.25 acres	2001	48	\$299	\$778,674
11	 <p>963 Spanish Wells Dr Melbourne, FL 32940 MLS ID: 1079433 ⦿ Pending / For Sale</p> <p><i>Listing Courtesy of Denovo Realty</i></p>	Single Family	5/3	2,619	0.4 acres	1989	2	\$328	\$859,900
12	 <p>948 Fostoria Dr Melbourne, FL 32940 MLS ID: 1073005 ● Active Under Contract / For Sale</p> <p><i>Listing Courtesy of RE/MAX Aerospace Realty</i></p>	Single Family	4/3	2,363	0.3 acres	1994	92	\$277	\$654,000
13	 <p>3157 Illuminate Pl Melbourne, FL 32940 MLS ID: 1226386 ■ Closed / For Sale</p> <p><i>Courtesy of Better Homes & Gardens Re \ Synergy</i></p>	Single Family	4/4	2,403	7,841 sqft	2022	5	\$308	\$739,000
14	 <p>7680 Kerrington Dr Melbourne, FL 32940 MLS ID: 1066597 ■ Closed / For Sale</p> <p><i>Courtesy of Real Broker LLC</i></p>	Single Family	4/3	2,315	9,583 sqft	2019	126	\$302	\$699,000



Comp Property Adjustments



Address	3496 Peninsula Cir Melbourne, FL 32940	6115 Anello Dr Melbourne, FL 32940	3637 Peninsula Cir Melbourne, FL 32940	4210 Stoney Point Rd Melbourne, FL 32940
Status	Subject Property	1 Closed	2 Closed	3 Closed
MLS ID	1069274	1063605	1061072	1072335
Proximity		1.19 Mi. NE	0.19 Mi. N	1.02 Mi. W
Value	\$710,000	\$820,000	\$670,000	\$715,000
Date	2/13/2026 List Date	6/25/2026 Closed Date	2/6/2026 Closed Date	5/1/2026 Closed Date
Days in RPR	133	203	66	42
Price per Sq Ft	\$293	\$288	\$269	\$298
Property Type	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Bedrooms	4	4	4	4
Total Baths	3.0	2.1	3.0	3.0
Full Baths	3	2	3	3
Partial Baths	-	1	-	-
Living Area (sq ft)	2,420	2,848	2,488	2,402
Building Area (sq ft)	2,420	3,558	3,265	3,344
Lot Size	0.25 acres	0.27 acres	0.26 acres	10,454 sq ft
Lot Dimensions	10890 SF	11761 SF	11326 SF	10454 SF
Garage	Yes	Yes	Yes	Yes
Pool	Yes	Yes	Yes	Yes
View	-	Y	Y	Y
View Factors	Pool, Trees/Woods	Lake, Pond, Pool, Water	Pond	Water
Year Built	2004	2004	2003	2002
Age	22	22	23	24
Heating Features	Central	Central, Electric	Central, Electric	Central
Cooling Features	Central Air	Central Air, Electric	Central Air	Central Air, Electric

3496 Peninsula Cir, Melbourne, FL 32940

Comp Property Adjustments



Address	3496 Peninsula Cir Melbourne, FL 32940	6115 Anello Dr Melbourne, FL 32940	3637 Peninsula Cir Melbourne, FL 32940	4210 Stoney Point Rd Melbourne, FL 32940
Status	Subject Property	1 Closed	2 Closed	3 Closed
Porch/Patio/Deck	Covered, Deck, Front Porch, Porch, Screened	Awning, Deck, Patio, Porch, Rear Porch	Covered, Patio, Screened	Patio, Screened
Roofing Features	Shingle	Tile	Shingle	Tile
Fireplaces	-	Yes	-	-
Foundation Features	Slab	Slab	Slab	Slab
Construction Features	Block, Concrete, Stucco	Block, Concrete, Stucco	Block, Stucco	Block, Stucco
Exterior Wall Features	Stucco	Stucco	Stucco	Stucco
Number of Units	1	1	1	1
Number of Stories	1	1	1	1
Listing Broker	<i>Listing Courtesy of Keller Williams Realty Brevard</i>	<i>Courtesy of RE/MAX Elite</i>	<i>Courtesy of Real Broker, LLC</i>	<i>Courtesy of Hart To Hart Real Estate, Inc.</i>

Adjusted Value of Comps	\$820,000 (\$288/sqft) Adjustments: \$0	\$670,000 (\$269/sqft) Adjustments: \$0	\$715,000 (\$298/sqft) Adjustments: \$0
Net Adjustment %	-	-	-
Gross Adjustment %	-	-	-
Comp Weighting	<input type="text" value="7%"/>	<input type="text" value="6%"/>	<input type="text" value="0%"/>

Comp Property Adjustments



Address	3496 Peninsula Cir Melbourne, FL 32940	4059 Chastain Dr Melbourne, FL 32940	4328 Chastain Dr Melbourne, FL 32940	1122 Vestavia Cir Melbourne, FL 32940
Status	Subject Property	4 Pending	5 Pending	6 Active
MLS ID	1069274	1079556	1070583	1079817
Proximity		0.72 Mi. W	1.08 Mi. W	1.42 Mi. W
Value	\$710,000	\$735,000	\$669,900	\$725,000
Date	2/13/2026 List Date	6/7/2026 List Date	2/27/2026 List Date	6/12/2026 List Date
Days in RPR	133	3	82	14
Price per Sq Ft	\$293	\$294	\$266	\$285
Property Type	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Bedrooms	4	4	4	4
Total Baths	3.0	3.0	3.0	3.1
Full Baths	3	3	3	3
Partial Baths	–	–	–	1
Living Area (sq ft)	2,420	2,504	2,515	2,543
Building Area (sq ft)	2,420	3,679	2,515	2,543
Lot Size	0.25 acres	0.28 acres	9,148 sq ft	10,019 sq ft
Lot Dimensions	10890 SF	12197 SF	9148 SF	10019 SF
Garage	Yes	Yes	Yes	Yes
Pool	Yes	Yes	Yes	Yes
View Factors	Pool, Trees/Woods	Lake, Pool	–	–
Year Built	2004	2003	2005	2005
Age	22	23	21	21
Heating Features	Central	Central, Natural Gas	Electric, Heat Pump	Heat Pump
Cooling Features	Central Air	Central Air	Attic Fan, Central Air, Electric	Central Air
Porch/Patio/Deck	Covered, Deck, Front Porch, Porch, Screened	Covered, Screened	Covered, Screened	–

Comp Property Adjustments



Address	3496 Peninsula Cir Melbourne, FL 32940	4059 Chastain Dr Melbourne, FL 32940	4328 Chastain Dr Melbourne, FL 32940	1122 Vestavia Cir Melbourne, FL 32940
Status	Subject Property	4 Pending	5 Pending	6 New Active
Roofing Features	Shingle	Shingle	Shingle	Metal
Fireplaces	–	Yes	–	–
Foundation Features	Slab	Slab	Slab	Slab
Construction Features	Block, Concrete, Stucco	Block, Concrete, Stucco	Block	Concrete
Exterior Wall Features	Stucco	Stucco	Stucco	Composition/Composite
Number of Units	1	1	1	1
Number of Stories	1	1	1	1
Listing Broker	<i>Listing Courtesy of Keller Williams Realty Brevard</i>	<i>Listing Courtesy of Lokation Real Estate</i>	<i>Listing Courtesy of EXP Realty, LLC</i>	<i>Listing Courtesy of EXP Realty, LLC</i>

Adjusted Value of Comps	\$735,000 (\$294/sqft) Adjustments: \$0	\$669,900 (\$266/sqft) Adjustments: \$0	\$725,000 (\$285/sqft) Adjustments: \$0
Net Adjustment %	–	–	–
Gross Adjustment %	–	–	–
Comp Weighting	<input type="text" value="0%"/>	<input type="text" value="0%"/>	<input type="text" value="0%"/>

Comp Property Adjustments



Address	3496 Peninsula Cir Melbourne, FL 32940	4628 Chastain Dr Melbourne, FL 32940	4638 Alamanda Dr Melbourne, FL 32940	3616 Peninsula Cir Melbourne, FL 32940
Status	Subject Property	7 Active Under Contract	8 Closed	9 Closed
MLS ID	1069274	1077325	1070226	1051440
Proximity		1.33 Mi. W	0.44 Mi. S	0.16 Mi. NW
Value	\$710,000	\$705,000	\$670,500	\$730,000
Date	2/13/2026 List Date	5/13/2026 List Date	4/6/2026 Closed Date	8/25/2025 Closed Date
Days in RPR	133	44	2	45
Price per Sq Ft	\$293	\$249	\$269	\$297
Property Type	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Bedrooms	4	4	4	4
Total Baths	3.0	3.0	3.0	3.0
Full Baths	3	3	3	3
Living Area (sq ft)	2,420	2,834	2,490	2,456
Building Area (sq ft)	2,420	2,834	2,490	2,456
Lot Size	0.25 acres	0.26 acres	0.26 acres	9,583 sq ft
Lot Dimensions	10890 SF	11326 SF	11326 SF	9583 SF
Garage	Yes	Yes	Yes	Yes
Pool	Yes	Yes	Yes	Yes
View	-	Y	-	-
View Factors	Pool, Trees/Woods	Pond, Trees/Woods	-	Pool, Preserve
Year Built	2004	2005	2002	2004
Age	22	21	24	22
Heating Features	Central	Natural Gas	Central, Electric	Central, Electric
Cooling Features	Central Air	Central Air	Central Air, Electric	Central Air, Electric
Porch/Patio/Deck	Covered, Deck, Front Porch, Porch, Screened	Covered, Patio, Screened	Covered, Patio, Screened	Patio, Porch, Screened

3496 Peninsula Cir, Melbourne, FL 32940

Comp Property Adjustments



Address	3496 Peninsula Cir Melbourne, FL 32940	4628 Chastain Dr Melbourne, FL 32940	4638 Alamanda Dr Melbourne, FL 32940	3616 Peninsula Cir Melbourne, FL 32940
Status	Subject Property	7 Active Under Contract	8 Closed	9 Closed
Roofing Features	Shingle	Shingle	Asphalt	Shingle
Fireplaces	–	Yes	–	–
Foundation Features	Slab	Slab	Slab	Slab
Construction Features	Block, Concrete, Stucco	Block, Concrete	Concrete, Stucco	Block, Concrete, Stucco
Exterior Wall Features	Stucco	Stucco	Stucco	Stucco
Number of Units	1	1	1	1
Number of Stories	1	1	1	1
Listing Broker	<i>Listing Courtesy of Keller Williams Realty Brevard</i>	<i>Listing Courtesy of Century 21 Lighthouse Realty</i>	<i>Courtesy of Compass Florida, LLC</i>	<i>Courtesy of RE/MAX Solutions</i>





Adjusted Value of Comps	\$705,000 (\$249/sqft) Adjustments: \$0	\$670,500 (\$269/sqft) Adjustments: \$0	\$730,000 (\$297/sqft) Adjustments: \$0
Net Adjustment %	–	–	–
Gross Adjustment %	–	–	–
Comp Weighting	<input type="text" value="0%"/>	<input type="text" value="0%"/>	<input type="text" value="0%"/>

Comp Property Adjustments



Address	3496 Peninsula Cir Melbourne, FL 32940	7977 Bradwick Way Melbourne, FL 32940	963 Spanish Wells Dr Melbourne, FL 32940	948 Fostoria Dr Melbourne, FL 32940
Status	Subject Property	10 Active	11 Pending	12 Active Under Contract
MLS ID	1069274	1076941	1079433	1073005
Proximity		2.32 Mi. NW	1.43 Mi. NW	0.65 Mi. NW
Value	\$710,000	\$778,674	\$859,900	\$654,000
Date	2/13/2026 List Date	5/9/2026 List Date	6/8/2026 List Date	3/26/2026 List Date
Days in RPR	133	48	2	92
Price per Sq Ft	\$293	\$299	\$328	\$277
Property Type	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Total Rooms	-	-	7	7
Bedrooms	4	4	5	4
Total Baths	3.0	3.0	3.0	3.0
Full Baths	3	3	3	3
Living Area (sq ft)	2,420	2,605	2,619	2,363
Building Area (sq ft)	2,420	2,605	3,804	2,363
Lot Size	0.25 acres	0.25 acres	0.4 acres	0.3 acres
Lot Dimensions	10890 SF	10890 SF	17424 SF	13068 SF
Garage	Yes	Yes	Yes	Yes
Pool	Yes	Yes	Yes	Yes
View Factors	Pool, Trees/Woods	Golf Course, Pool	Other, Pool	-
Year Built	2004	2001	1989	1994
Age	22	25	37	32
Heating Features	Central	Central, Electric	Central, Electric	Central
Cooling Features	Central Air	Central Air	Central Air, Electric	Central Air, Electric
Porch/Patio/Deck	Covered, Deck, Front Porch, Porch, Screened	Covered, Porch	Front Porch, Patio, Porch, Rear Porch, Screened	Covered, Patio, Porch, Rear Porch, Screened

Comp Property Adjustments

				
Address	3496 Peninsula Cir Melbourne, FL 32940	7977 Bradwick Way Melbourne, FL 32940	963 Spanish Wells Dr Melbourne, FL 32940	948 Fostoria Dr Melbourne, FL 32940
Status	Subject Property	10 Active	11 Pending	12 Active Under Contract
Roofing Features	Shingle	Shingle	Metal	Shingle
Fireplaces	–	–	Yes	1
Foundation Features	Slab	Slab	Slab	Slab
Construction Features	Block, Concrete, Stucco	Block, Stucco	Brick/Veneer, Frame, Stucco	Concrete, Stucco
Exterior Wall Features	Stucco	Stucco	Stucco	Stucco
Number of Units	1	1	1	1
Number of Stories	1	1	2	1
Listing Broker	<i>Listing Courtesy of Keller Williams Realty Brevard</i>	<i>Listing Courtesy of Cornell Real Estate</i>	<i>Listing Courtesy of Denovo Realty</i>	<i>Listing Courtesy of RE/MAX Aerospace Realty</i>
Adjusted Value of Comps		\$778,674 (\$299/sqft) Adjustments: \$0	\$859,900 (\$328/sqft) Adjustments: \$0	\$654,000 (\$277/sqft) Adjustments: \$0
Net Adjustment %		–	–	–
Gross Adjustment %		–	–	–
Comp Weighting		<input type="text" value="0%"/>	<input type="text" value="0%"/>	<input type="text" value="0%"/>

3496 Peninsula Cir, Melbourne, FL 32940

Comp Property Adjustments



Address	3496 Peninsula Cir Melbourne, FL 32940	3157 Illuminate Pl Melbourne, FL 32940	7680 Kerrington Dr Melbourne, FL 32940
Status	Subject Property	13 Closed	14 Closed
MLS ID	1069274	1226386	1066597
Proximity		4.26 Mi. W	3.93 Mi. NW
Value	\$710,000	\$739,000	\$699,000
Date	2/13/2026 List Date	6/23/2026 Closed Date	6/22/2026 Closed Date
Days in RPR	133	5	126
Price per Sq Ft	\$293	\$308	\$302
Property Type	Single Family	Single Family	Single Family
Property Subtype	Single Family Residence	Single Family Residence	Single Family Residence
Total Rooms	-	9	-
Bedrooms	4	4	4
Total Baths	3.0	4.0	3.0
Full Baths	3	4	3
Living Area (sq ft)	2,420	2,403	2,315
Building Area (sq ft)	2,420	3,390	2,315
Lot Size	0.25 acres	7,841 sq ft	9,583 sq ft
Lot Dimensions	10890 SF	0.18000000715255737	9583 SF
Garage	Yes	Yes	Yes
Pool	Yes	Yes	-
Location	-	Cleared, Dead End Street, Irregular Lot, Sprinklers -...	-
View Factors	Pool, Trees/Woods	-	-
Year Built	2004	2022	2019
Age	22	4	7
Heating Features	Central	Central, Heat Pump, Zoned	Electric
Cooling Features	Central Air	Central Air, Electric, Zoned	Central Air, Electric

3496 Peninsula Cir, Melbourne, FL 32940

Comp Property Adjustments



Address	3496 Peninsula Cir Melbourne, FL 32940	3157 Illuminate Pl Melbourne, FL 32940	7680 Kerrington Dr Melbourne, FL 32940
Status	Subject Property	13 Closed	14 Closed
Porch/Patio/Deck	Covered, Deck, Front Porch, Porch, Screened	Covered, Front Porch, Porch, Rear Porch,...	Front Porch, Patio, Screened
Roofing Features	Shingle	Shingle	Shingle
Fireplaces	-	-	1
Foundation Features	Slab	Slab	-
Construction Features	Block, Concrete, Stucco	Block, Concrete, Stucco	Block, Concrete, Stucco
Exterior Wall Features	Stucco	Stucco	Stucco
Number of Units	1	1	1
Number of Stories	1	2	1
Listing Broker	<i>Listing Courtesy of Keller Williams Realty Brevard</i>	<i>Courtesy of Better Homes & Gardens Re \ Synergy</i>	<i>Courtesy of Real Broker LLC</i>

Adjusted Value of Comps	\$739,000 (\$308/sqft) Adjustments: \$0	\$699,000 (\$302/sqft) Adjustments: \$0
Net Adjustment %	-	-
Gross Adjustment %	-	-
Comp Weighting	<input type="text" value="0%"/>	<input type="text" value="0%"/>