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: 20 Ashley Court, Seville Vic 3139

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $800,000 & $850,000

Median sale price

Median price $885,000 Property Type House Suburb Seville

Period - From 08/04/2025 to 07/04/2026 Source Property Data

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 six 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
1	26 School Rd SEVILLE 3139	$840,000	19/03/2026
2	5 Ashley Ct SEVILLE 3139	$820,000	18/10/2025
3			

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 six months.

This Statement of Information was prepared on: 08/04/2026 16:38

20 Ashley Court, Seville Vic 3139



3 1 2

Rooms: 5
Property Type: House
Land Size: 1154 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $850,000
Median House Price
08/04/2025 - 07/04/2026: $885,000

Comparable Properties



26 School Rd SEVILLE 3139 (REI)

3 2 4

Price: $840,000
Method: Private Sale
Date: 19/03/2026
Property Type: House
Land Size: 1058 sqm approx

Agent Comments



5 Ashley Ct SEVILLE 3139 (REI/VG)

3 2 1

Price: $820,000
Method: Private Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 864 sqm approx

Agent Comments

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 six months.

Account - Barry Plant | P: 03 9735 3300

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