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: 1/3 Ashley Street, Wantirna Vic 3152

Indicative selling price

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

Range between $540,000 & $580,000

Median sale price

Median price $728,000 Property Type Unit Suburb Wantirna

Period - From 01/04/2025 to 31/03/2026 Source REIV

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	12/3 Ashley St WANTIRNA 3152	$600,000	14/05/2026
2	8/3 Ashley St WANTIRNA 3152	$624,000	14/02/2026
3	14/3 Ashley St WANTIRNA 3152	$550,000	09/02/2026

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: 16/06/2026 09:19

1/3 Ashley Street, Wantirna Vic 3152

JellisCraig

Joseph Corsi
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Indicative Selling Price
$540,000 - $580,000
Median Unit Price
Year ending March 2026: $728,000



2 2 2

Property Type: Townhouse (Single)

Agent Comments

Comparable Properties



12/3 Ashley St WANTIRNA 3152 (REI)

2 2 2

Price: $600,000
Method: Private Sale
Date: 14/05/2026
Property Type: Townhouse (Single)
Land Size: 133 sqm approx

Agent Comments



8/3 Ashley St WANTIRNA 3152 (REI/VG)

2 2 2

Price: $624,000
Method: Auction Sale
Date: 14/02/2026
Property Type: Townhouse (Res)

Agent Comments



14/3 Ashley St WANTIRNA 3152 (REI/VG)

2 2 2

Price: $550,000
Method: Private Sale
Date: 09/02/2026
Property Type: Townhouse (Single)

Agent Comments

REIV THE DIFFERENCE

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