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	2/2 Karrin Court, Ashwood VIC 3147

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,030,000 Property Type Unit Suburb Ashwood

Period - From 30/01/2026 to 29/07/2026 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/31 Electra Avenue Ashwood VIC 3147	$1,230,000	10/06/2026
2/7 Huon Grove Ashburton VIC 3147	$1,250,000	14/07/2026
1/16 Teck Street Ashwood VIC 3147	$1,320,000	15/04/2026

This Statement of Information was prepared on: 30/07/2026