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	17 Wilgra Avenue, Ashburton Vic 3147

Indicative selling price

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

Single price $1,495,000

Median sale price

Median price $1,516,000 Property Type Unit Suburb Ashburton

Period - From 01/01/2024 to 31/12/2024 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	2/88 Summerhill Rd GLEN IRIS 3146	$1,430,000	19/10/2024
2	66 The Boulevard MALVERN EAST 3145	$1,400,000	10/10/2024
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: 06/02/2025 10:38

17 Wilgra Avenue, Ashburton Vic 3147

FLETCHERS



3 2 2

Property Type: House (Res)
Land Size: 265 sqm approx

Agent Comments

Indicative Selling Price
$1,495,000
Median Unit Price
Year ending December 2024: $1,516,000

Comparable Properties

2/88 Summerhill Rd GLEN IRIS 3146 (REI)

3 2 2

Price: $1,430,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)

Agent Comments



66 The Boulevard MALVERN EAST 3145 (REI/VG)

4 2 2

Price: $1,400,000
Method: Sold Before Auction
Date: 10/10/2024
Property Type: Townhouse (Res)

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 - Fletchers | P: 9836 2222 | F: 9836 9822

REIV THE DIFFERENCE

propertydata .com.au

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