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	43a Baker Parade, Ashburton Vic 3147

Indicative selling price

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

Single price $1,825,000

Median sale price

Median price $1,918,444 Property Type House 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	51 Warner Av ASHBURTON 3147	$1,852,000	01/02/2025
2	162 Ashburn Gr ASHBURTON 3147	$1,850,000	04/12/2024
3	59A St Georges Cr ASHBURTON 3147	$1,710,000	28/11/2024

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: 04/02/2025 14:56

43a Baker Parade, Ashburton Vic 3147



4 3 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,825,000
Median House Price
Year ending December 2024: $1,918,444

Comparable Properties



51 Warner Av ASHBURTON 3147 (REI)

2 2 -

Price: $1,852,000
Method: Auction Sale
Date: 01/02/2025
Property Type: House (Res)

Agent Comments



162 Ashburn Gr ASHBURTON 3147 (REI)

3 2 1

Price: $1,850,000
Method: Sold Before Auction
Date: 04/12/2024
Property Type: House (Res)
Land Size: 567 sqm approx

Agent Comments

59A St Georges Cr ASHBURTON 3147 (VG)

3 - -

Price: $1,710,000
Method: Sale
Date: 28/11/2024
Property Type: House (Res)
Land Size: 303 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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