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 Baker Parade, Ashburton Vic 3147

Indicative selling price

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

Range between $1,600,000 & $1,700,000

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	2 Shaw St ASHWOOD 3147	$1,651,000	30/12/2024
2	9 Poulter St ASHBURTON 3147	$1,670,000	09/12/2024
3	21 Barnes Av BURWOOD 3125	$1,740,000	09/11/2024

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: 27/02/2025 09:35

1 Baker Parade, Ashburton Vic 3147

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3 1 2

Rooms: 5
Property Type: House
Land Size: 804 sqm approx

Indicative Selling Price
$1,600,000 - $1,700,000
Median House Price
Year ending December 2024: $1,918,444

Agent Comments

Graced with a substantial corner allotment of approximately 804sqm, featuring three crossovers and an abundance of natural north-facing light streaming across the full depth of the block, this impeccably maintained three-bedroom family home is brimming with potential (STCA).

Comparable Properties



2 Shaw St ASHWOOD 3147 (REI)

3 1 2

Price: $1,651,000
Method: Private Sale
Date: 30/12/2024
Property Type: House
Land Size: 869 sqm approx

Agent Comments



9 Poulter St ASHBURTON 3147 (REI)

4 3 2

Price: $1,670,000
Method: Private Sale
Date: 09/12/2024
Property Type: House
Land Size: 400 sqm approx

Agent Comments



21 Barnes Av BURWOOD 3125 (REI/VG)

5 2 2

Price: $1,740,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 768 sqm approx

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

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