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	45 Ward Street, Ashburton Vic 3147

Indicative selling price

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

Range between $1,700,000 & $1,800,000

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	10 Millewa Av MALVERN EAST 3145	$1,680,000	21/01/2025
2	341 Waverley Rd MALVERN EAST 3145	$1,900,000	17/12/2024
3	162 Ashburn Gr ASHBURTON 3147	$1,850,000	04/12/2024

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: 19/02/2025 10:31

45 Ward Street, Ashburton Vic 3147



3 1 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,700,000 - $1,800,000
Median House Price
Year ending December 2024: $1,918,444

Comparable Properties



10 Millewa Av MALVERN EAST 3145 (REI)

3 1 2

Price: $1,680,000
Method: Private Sale
Date: 21/01/2025
Property Type: House
Land Size: 702 sqm approx

Agent Comments



341 Waverley Rd MALVERN EAST 3145 (REI/VG)

4 3 2

Price: $1,900,000
Method: Private Sale
Date: 17/12/2024
Property Type: House
Land Size: 735 sqm approx

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

Account - Marshall White | P: 03 9822 9999

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