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	1a Wilgra Avenue, Ashburton Vic 3147

Indicative selling price

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

Range between $2,500,000 & $2,750,000

Median sale price

Median price $1,906,888 Property Type House Suburb Ashburton

Period - From 01/04/2024 to 31/03/2025 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	3 Hudson Ct ASHBURTON 3147	$2,760,000	27/03/2025
2	25 Thurso St MALVERN EAST 3145	$2,825,000	14/12/2024
3	10 Eleanor St ASHBURTON 3147	$2,955,000	30/11/2024

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: 07/05/2025 15:09

1a Wilgra Avenue, Ashburton Vic 3147

Yili Ma
03 8564 2500
0412 938 115
Yili.ma@marshallwhite.com.au



4 3.5 2

Rooms: 7
Property Type: House

Agent Comments

Indicative Selling Price
$2,500,000 - $2,750,000
Median House Price
Year ending March 2025: $1,906,888

Comparable Properties



3 Hudson Ct ASHBURTON 3147 (REI)

5 5 3

Price: $2,760,000
Method: Private Sale
Date: 27/03/2025
Property Type: House
Land Size: 677 sqm approx

Agent Comments



25 Thurso St MALVERN EAST 3145 (REI)

5 3 3

Price: $2,825,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 687 sqm approx

Agent Comments



10 Eleanor St ASHBURTON 3147 (REI/VG)

4 2 2

Price: $2,955,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 592 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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