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	52 Karnak Road, Ashburton Vic 3147

Indicative selling price

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

Range between $1,750,000 & $1,900,000

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	2/1 Beech St MALVERN EAST 3145	$1,750,000	26/05/2025
2	49a Nicholas St ASHBURTON 3147	$2,000,000	18/03/2025
3	1b Kardinia Rd GLEN IRIS 3146	$1,820,000	27/02/2025

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: 11/06/2025 15:59

52 Karnak Road, Ashburton Vic 3147



Ed Rafter
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0432 217 085
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4 3 2

Property Type: House
Land Size: 290 sqm approx

Agent Comments

Indicative Selling Price
$1,750,000 - $1,900,000
Median House Price
Year ending March 2025: $1,906,888

Comparable Properties



2/1 Beech St MALVERN EAST 3145 (REI)

4 2 2

Price: $1,750,000
Method: Private Sale
Date: 26/05/2025
Property Type: House (Res)
Land Size: 324 sqm approx

Agent Comments



49a Nicholas St ASHBURTON 3147 (REI/VG)

4 3 1

Price: $2,000,000
Method: Private Sale
Date: 18/03/2025
Property Type: House
Land Size: 347 sqm approx

Agent Comments



1b Kardinia Rd GLEN IRIS 3146 (REI)

4 3 2

Price: $1,820,000
Method: Sold Before Auction
Date: 27/02/2025
Property Type: House (Res)

Agent Comments

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