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	2a Baird Street, Ashburton VIC 3147

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,270,000 Property Type Unit Suburb Ashburton

Period - From 22/02/2025 to 21/08/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/22 Audrey Crescent Glen Iris VIC 3146	$1,245,000	19/06/2025
3/1 Grant Street Malvern East VIC 3145	$1,250,000	19/06/2025
2/14 Wallis Avenue Glen Iris VIC 3146	$1,300,000	27/04/2025

This Statement of Information was prepared on: 22/08/2025