

## 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

9/3 ASHLEY STREET WANTIRNA VIC 3152

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$605,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,087,500

Property type

House

Suburb

Wantirna

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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 6 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

3/1 SUNSET DRIVE HEATHMONT VIC 3135	\$647,000	25-Jan-25
1/259 CANTERBURY ROAD HEATHMONT VIC 3135	\$600,000	10-Dec-24
1/31 FRESHFIELD AVENUE WANTIRNA VIC 3152	\$525,000	09-Oct-24

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 6 months.

This Statement of Information was prepared on: 25 March 2025



**3/1 SUNSET DRIVE HEATHMONT  
VIC 3135**

 3  1  1

Sold Price

**\$647,000**

Sold Date

**25-Jan-25**

Distance

**1.86km**



**1/259 CANTERBURY ROAD  
HEATHMONT VIC 3135**

 3  1  2

Sold Price

**\$600,000**

Sold Date

**10-Dec-24**

Distance

**1.73km**



**1/31 FRESHFIELD AVENUE  
WANTIRNA VIC 3152**

 3  1  1

Sold Price

**\$525,000**

Sold Date

**09-Oct-24**

Distance

**1km**

RS = Recent sale

UN = Undisclosed Sale

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