

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

1/10 Carool Road, Ashburton VIC 3147

Indicative selling price

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

Range between

\$950,000

&

\$1,045,000

Median sale price

Median price

\$1,875,000

Property Type

Other

Suburb

Ashburton

Period - From

04/01/2025

to

03/07/2025

Source

core_logic

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
5 Gloucester Road Ashburton VIC 3147	\$1,008,000	05/04/2025
36A Batesford Road Malvern East VIC 3145	\$990,000	12/03/2025

This Statement of Information was prepared on:

04/07/2025