

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

2/5 RAYMOND STREET ASHWOOD VIC 3147

Indicative selling price

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

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,470,000

Property type

House

Suburb

Ashwood

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

2/5 KATTA COURT ASHWOOD VIC 3147	\$1,008,000	15-Jul-25
2/46 DARBYSHIRE ROAD MOUNT WAVERLEY VIC 3149	\$1,040,000	30-Jun-25
2/23 DUFFY STREET BURWOOD VIC 3125	\$1,000,000	03-May-25

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.~~

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Shape Property Pty Ltd
P (03) 9885 6688
M 0419112635
E concierge@shapepropertygroup.com.au



2/5 KATTA COURT ASHWOOD VIC 3147 Sold Price **\$1,008,000** Sold Date **15-Jul-25**

3 2 2

Distance **0.85km**



2/46 DARBYSHIRE ROAD MOUNT WAVERLEY VIC 3149 Sold Price **\$1,040,000** Sold Date **30-Jun-25**

3 2 1

Distance **0.88km**



2/23 DUFFY STREET BURWOOD VIC 3125 Sold Price **\$1,000,000** Sold Date **03-May-25**

3 2 3

Distance **1.37km**

RS = Recent sale **UN** = Undisclosed Sale

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