

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

3/11 KATTA COURT 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$998,000

Property type

Unit

Suburb

Ashwood

Period-from

01 Jul 2024

to

30 Jun 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

3/6 ELECTRA AVENUE ASHWOOD VIC 3147	\$1,222,000	26-Apr-25
2/59 CLEVELAND ROAD ASHWOOD VIC 3147	\$1,185,000	03-Mar-25
1/2 JINGELLA AVENUE ASHWOOD VIC 3147	\$1,165,000	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.~~

This Statement of Information was prepared on: 25 July 2025



**3/6 ELECTRA AVENUE ASHWOOD
VIC 3147**

4 3 2

Sold Price

\$1,222,000

Sold Date

26-Apr-25

Distance

0.24km



**2/59 CLEVELAND ROAD
ASHWOOD VIC 3147**

4 2 1

Sold Price

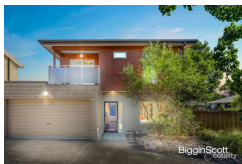
\$1,185,000

Sold Date

03-Mar-25

Distance

0.15km



**1/2 JINGELLA AVENUE ASHWOOD
VIC 3147**

3 2 2

Sold Price

^{RS} **\$1,165,000**

Sold Date

03-May-25

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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