

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 Wirraway Court, 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 \$1,785,000

Property Type House

Suburb Ashburton

Period - From 01/04/2026

to 30/06/2026

Source REIV

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/11 Railway Av ASHWOOD 3147	\$1,270,000	20/06/2026
2	4 Norwood St GLEN IRIS 3146	\$1,340,000	14/05/2026
3	18 Lancaster St ASHBURTON 3147	\$1,340,000	01/04/2026

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 six months.~~

This Statement of Information was prepared on:

06/07/2026 10:27



3 1 2

Property Type: House

Land Size: 0 sqm approx

Agent Comments

This elegant double storey home pairs timeless finishes and supreme comfort with complete ease.

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

June quarter 2026: \$1,785,000

Comparable Properties



1/11 Railway Av ASHWOOD 3147 (REI)

Agent Comments

4 4 2

Price: \$1,270,000

Method: Auction Sale

Date: 20/06/2026

Property Type: Townhouse (Res)



4 Norwood St GLEN IRIS 3146 (REI/VG)

Agent Comments

3 1 2

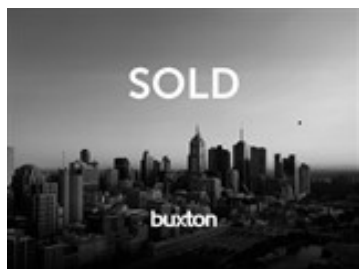
Price: \$1,340,000

Method: Private Sale

Date: 14/05/2026

Property Type: House (Res)

Land Size: 447 sqm approx



18 Lancaster St ASHBURTON 3147 (REI/VG)

Agent Comments

3 1 1

Price: \$1,340,000

Method: Private Sale

Date: 01/04/2026

Property Type: House (Res)

Land Size: 423 sqm approx